

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick,
Linnell, Phillips, Rankin, Sweeney
and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from York House School under the direction of Mrs. Watts, and from the Vancouver City College under the direction of Mrs. McDonald, as well as group members of VARCO, under the direction of Mrs. Karen Lea.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

CONDOLENCES: The Late Mr. T.R.B. Adams,
Executive Director, U.B.C.M.

MOVED by Ald. Broome,
SECONDED by Ald. Adams,

THAT the Council record its deepest sympathy in the passing recently of Mr. T.R.B. Adams, Executive Director of the Union of British Columbia Municipalities, and His Worship the Mayor be requested to express the Council's condolences to the members of the family.

- CARRIED

CONDOLENCES: The Late Mr. W.C. Atherton
Former Alderman of the City

MOVED by Ald. Adams,
SECONDED by Ald. Broome,

THAT the City Council express to the members of the family of the late Mr. W. C. Atherton, former Alderman of the City of Vancouver, deepest sympathy in their recent bereavement.

- CARRIED

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated October 5, 1971, be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT the Minutes of the Special Council meeting (In Camera), dated October 14, 1971, be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT the Minutes of the Special Council meeting (Public Hearing), dated October 14, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Adams,

THAT this Council resolve itself into Committee of the Whole,
His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

DELEGATION MATTERS

It was agreed to defer the following matters pending the
hearing of delegations later this day:

- (1) License Appeal: Mr. Reginald Marx
(Barber Shop, 534 Seymour Street)
- (2) West Coast Reduction Limited
- (3) Rezoning: N/S West 6th Avenue, between
Balsam and Larch Streets
- (4) Cassiar/401 Pedestrian Overpass

5. Public Hearing:
October 14, 1971

For Council action in respect of rezoning applications as
a result of a Public Hearing held on October 14, 1971, see
pages 22 to 26.

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORT

At approximately 10:30 A.M. the Council recessed to #2
Committee Room to receive information on the sculpture for the
Georgia Viaduct.

The Council reconvened in the #2 Committee Room to view the
model of the proposed sculpture and hear an explanation given by
the sculptor, Mr. George A. Norris. It is proposed to place the
sculpture on Beatty Street, north of the Georgia Street ramp.

MOVED by Ald. Hardwick,

THAT the proposed sculpture as shown by model and explained
by the sculptor, and referred to in Board of Administration
report of October 18, 1971, be approved for the Georgia Viaduct.

- CARRIED

The Council then recessed to an 'In Camera' meeting and
reconvened in open Council meeting in the Council Chamber at
approximately 11:40 A.M. to continue with the regular Council
business, the same personnel being present with the exception of
Alderman Wilson.

COMMUNICATIONS OR PETITIONS

1. Employment Programs

MOVED by Ald. Broome,

THAT the communication from the Canadian Federation of Mayors and Municipalities and the telegram from the Honourable R. Basford, Minister of Consumer Affairs, respecting employment programs, be received, in view of the recently announced Federal Government action on this subject.

- CARRIED

2. Trans Pacific Ship Service

In response to the Council's action in asking the Minister of Transport to consider the question of the obligation of the Canadian National Railway to establish a trans Pacific ship service operating out of the Port of Vancouver, pursuant to the 1913 agreement between the City and the Canadian Northern Railway, a reply was received dated September 22, 1971, setting out the Minister's view on the matter and concluding as follows:

"The situation that now appears to stand is that Canadian National, if it chose, could pursue establishment of a trans-Pacific operation at this time or in the future; however, this would be distinct and apart from the earlier terms drawn with the Canadian Northern Pacific, and any such understanding would have to be reached on its own merits.

I would appreciate your extending my greetings to the members of the City Council, and informing them that, in light of the particular circumstances that prevail, follow-up directly with Canadian National and joint exploration between it and the City of Vancouver of this interest would seem to be the indicated course."

MOVED by Ald. Broome,

THAT this information be received.

- CARRIED

3. Underground Wiring: East First Avenue

The Council, at its meeting on September 28, 1971, requested the Chairman of the B.C. Hydro and Power Authority to advise if there is a specific timetable in regard to underground wiring along East First Avenue.

A reply has been received from the Chairman to the following effect:

"Two of the four existing distribution circuits will be placed underground in 1972 allowing removal of one of the wood pole lines on First Avenue from Boundary Road to Nanaimo Street. No specific timetable for removal of the remaining pole line has been established."

MOVED by Ald. Phillips,

THAT the Chairman of the B. C. Hydro and Power Authority be requested to advise if action could be taken to place all four distribution circuits underground in 1972; but if such a course is not practical, the City Council would request serious consideration be given to placing the remaining two distribution circuits underground in 1973 with the consequent removal at that time of the remaining pole line.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Halloween, 1971

A communication was noted from His Worship the Mayor with respect to Halloween observance since it falls on Sunday this year. It is suggested, therefore, the date be Saturday, October 30th, as was the case in 1965.

MOVED by Ald. Linnell,

THAT the public be encouraged to observe Halloween this year on Saturday, October 30th and His Worship the Mayor be asked to make a public announcement accordingly.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, October 15, 1971

Works and Utility Matters

Traffic Noise on First Avenue (Clause 8)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Proposed Anti-Whistling By-law (Clause 9)

The Board of Administration submitted a report on proposed anti-whistling by-law and railway crossing protection requirements necessary in order to impose such by-law for trains on the Burlington Northern Railway from Boundary Road to Clark Drive and from Clark Drive to Powell Street. Details in regard to costs and the position of the Railway Transport Commission regarding crossing protection on the Burrard Inlet line at Cordova Street, Raymur Avenue, Union Street and Glen Drive, are set out.

MOVED by Ald. Sweeney,

THAT further consideration of this clause be deferred pending a report from the Corporation Counsel for clarification of whether an application can be made for an anti-whistling by-law unless other railway crossings which have inadequate control have automatic crossing protection arrangements made.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Broome,

THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated October 15, 1971, Clause 1 to 7 inclusive be adopted and Clause 10 received for information.

- CARRIED

Harbours and Parks Matters

Riley Park Community Hall Addition

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Harbours and Parks matters), dated October 15, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Low Rental Housing Project in Champlain Heights: B.C. Baptist Foundation (Clause 7)

At a previous meeting the Council referred to the Board of Administration, a letter from the B. C. Baptist Foundation requesting permission to negotiate for approximately six acres in Champlain Heights to develop low rental accommodation. The Director of Planning and Civic Development in reporting, outlined the Council's policy pointing out the only site which is serviced and immediately available is Lot #17 proposed for public housing. In this regard Council instructed proposals be called for the site for housing for people of low or moderate incomes.

MOVED by Ald. Broome,

THAT the request from the B.C. Baptist Foundation be considered along with submissions received as a result of an advertisement calling for proposals.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Adams,

THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated October 15, 1971, Clauses 1 to 6 inclusive be adopted and Clause 8 received for information.

- CARRIED

Fire and Traffic Matters

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Fire and Traffic matters), dated October 15, 1971, be adopted.

- CARRIED

MISCELLANEOUS

Sinking Fund Investments

Alderman Adams reported on the City's current transactions in respect of converting certain Sinking Fund investments from regular Canada and C.N.R. bonds into Canada Savings bonds with a net result of approximately \$120,000 increase in earnings for the Sinking Fund.

Gastown Beautification

Alderman Phillips referred to a newspaper article respecting the Gastown Beautification project which contained a statement that 'Urban Affairs Minister Robert Andras agreed months ago that \$35,000 of the Strathcona urban renewal funds could be spent in Gastown. That money hasn't been received and city staff say the program can't start until it comes'.

The Federal money, it is stated, is to be matched by the Provincial Government and the City. Alderman Phillips enquired, therefore, of the status of the matter and if something could be done to commence the work now.

Commissioner Sutton Brown spoke to the matter enquiring if Council is prepared to approve pre-financing of this project. He stated the crux of the matter is in respect of funding.

It was agreed that the whole matter would be referred to the Board of Administration for report in respect of the newspaper article and the status of the matter.

The Council (in Committee) recessed at approximately 12 noon to reconvene in open session at 2:00 P.M.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Rankin,
Sweeney and Wilson

ABSENT: Alderman Phillips

DELEGATIONS AND UNFINISHED BUSINESS

1. License Appeal: Mr. Reginald Marx
(Barber Shop, 534 Seymour Street)

The Council considered the appeal of Mr. Reginald Marx from refusal of the License Inspector to grant a second barber shop license at 534 Seymour Street. Mr. A. Stewart Andree, Barrister, appeared in support of the issuance of the license and explained how the two operations will be continued independently as two limited companies at this one address. The License Inspector spoke in explanation of his position in refusing the license.

MOVED by Ald. Rankin,

THAT the decision of the License Inspector be upheld in refusing the license for a second barber shop at this address, and therefore the appeal be not allowed.

- CARRIED

2. Odors: West Coast Reduction Ltd.

The Council further considered Board of Administration report of August 27, 1971, with respect to odors from West Coast Reduction Limited rendering operation at 105 North Commercial Drive. In the report, reference is made to complaints received and action taken by the company to improve the situation. Mr. A. C. Pritchard, on behalf of petitioners, appeared, expressing strong opposition to the odor nuisance and filed a brief in respect thereto.

A letter was furnished to Council from the Grandview-Woodland Area Council under date of October 15, 1971, supporting the petitioners.

A representative of the company appeared, filing a letter dated October 19, 1971, informing the Council of further action being taken to control the odor situation and that it is expected the new installation will be fully operational early in 1972.

Alderman Phillips, earlier in the day, furnished to each member of Council his views on the matter, urging a definite time limit be placed on the solution of the problem and suggesting the Council consider requesting Charter amendments and School Act amendments to exempt pollution control equipment from property taxation when such equipment has no economic value to the business.

MOVED by Ald. Hardwick,

THAT the Board of Administration report be received and the Director of Permits and Licenses be requested to report to the Council on the situation after the installation is completed, being approximately March 1, 1972.

- CARRIED

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UNFINISHED BUSINESS (cont'd)

Rezoning: N/S West 6th Avenue between
Balsam and Larch Streets (H.J. MacKay)

Consideration was given to the Board of Administration report of October 1, 1971, on the application of Mr. H.J. MacKay to rezone Lots 11 - 14, Block 261, D.L. 526 on the N/S of West 6th Avenue between Balsam and Larch Streets, from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

A representative of the realty firm of A.W. Goodrich Co.Ltd. appeared on behalf of Mr. MacKay in support of the rezoning and submitted a brief dated October 19, 1971.

MOVED by Ald. Hardwick,
THAT the application be not approved.

- CARRIED

4. Pedestrian Overpass:
Cassiar/Highway 401

In respect of the proposed pedestrian overpass Cassiar/ Highway 401, a summary of the matter is as follows:

"June 22, 1971 - Council approved the building of the overhead crossing to include Highway 401 and Cassiar Street and the City Engineer prepared an estimate of cost.

July 27, 1971 - Council received report containing estimated cost of overhead crossing (\$73,000) and requested investigation of an alternative location to the south at Charles Street.

August 10, 1971 - Council passed the following motion:

'That action not be taken to proceed with the City's proposed overpass at Cassiar Street until the Provincial Government overpass is completed;

Further, the City Engineer report back after 90 days of completion of the Provincial Government overpass with details on its pedestrian use and make recommendations regarding further Council action:

Further, that the Official Traffic Commission be requested to look into the various aspects of this matter insofar as pedestrian traffic on Cassiar Street is concerned."

At its meeting on October 5, 1971, the Council noted a Minute of the Official Traffic Commission on this matter in which the City Engineer requested permission to report back to that Body after 90 days of completion of the Provincial Government overpass. At the same meeting it was noted delegation requests had been received and therefore the whole matter was deferred accordingly.

Delegations were heard from the Hastings Sunrise Action Council and the 401 Committee urging early action for the pedestrian overpass.

MOVED by Ald. Rankin,

THAT the City Council proceed on the basis of its resolution of June 22, 1971, and the cost, i.e. approximately \$73,000, be approved.

(not put)

cont'd....

UNFINISHED BUSINESS (cont'd)

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Pedestrian Overpass:
Cassiar/Highway 401 (cont'd)

MOVED by Ald. Hardwick, in amendment,
THAT the second paragraph of the Council resolution of August 10, particularly respecting report of the City Engineer 90 days following completion of the Provincial Government overpass, be rescinded:

FURTHER THAT the Supervisor of Property and Insurance proceed with negotiations to acquire the necessary property, for report to Council, and the City Engineer proceed with the completion of the structure.

(not put)

MOVED by Ald. Adams,
THAT this whole matter be tabled one week and the City Engineer report on all aspects.

- LOST
(by tie vote)

MOVED by Ald. Calder,
THAT the Whole matter be referred back for one week for report from the Board of Administration on the best method and location of crossing Cassiar Street in this general area, and the cost involved.

- CARRIED

(At this point the Council observed a short recess)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Certain Tax Grants (Clause 1)

The Board of Administration submitted a report from the Director of Finance regarding requests for grants in lieu of taxes as received from various organizations. After due consideration, the Council took action as follows:

MOVED by Ald. Linnell,
THAT grants in lieu of taxes, as follows, be approved:

- | | |
|--|--|
| (a) St. George Greek Orthodox Church | \$5,072.59 (for period from date of first building inspection, i.e. October 29, 1970, to December 31, 1971.) |
| (b) B.C. Cancer and Research Foundation | \$625.77 (for period from date occupied and in use, i.e. June 10, 1971 to December 31, 1971) |
| (c) Christ Church of China | \$7,157.59 (for period from date of first building inspection, i.e. March 3, 1970 to December 31, 1971) |
| (d) B.C. Housing Foundation | \$1,887.76 (for period from date of first building inspection, i.e. July 23, 1970 to December 31, 1971) |
| (e) Chau Luen Kon Sol Society | \$5,664.72 (for period from January 1, 1971 to December 31, 1971) |
| (f) Odd Fellows Low Rental Housing Society | \$3,668.50 (for period from date of first building inspection, i.e. September 23, 1970 to December 31, 1971) |

- CARRIED BY THE
REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Capilano Stadium Inventory (Clause 2)

The Board of Administration submitted a report of the Director of Finance in respect of Capilano Stadium inventory. In the report, reference is made to a study made by a committee and that various items have disappeared from a June 4th inventory record. Submitted for Council consideration is the matter of whether the Vancouver Art Gallery should be held responsible for the inventory items retained by the Gallery for use in the Stadium and the operating grant received by the Art Gallery for the Stadium be charged with the estimated current value of the missing items.

MOVED by Ald. Adams,
THAT, without setting a precedent, action not be taken to recover the value of the missing items from the Vancouver Art Gallery.

- CARRIED

Town Planning Commission:
Civic Dinner (Clause 4)

The Board of Administration advised of a request from the Town Planning Commission that the Council tender a civic dinner on November 1, 1971, in connection with the exhibit and program entitled 'Vancouver - Ours to Share'.

MOVED by Ald. Hardwick,
THAT a civic dinner be tendered accordingly and details be left in the hands of the Entertainment Committee.

- CARRIED

Branch Library Facilities: West End Community
Centre and Senior Citizens' Housing Project
(Clause 5)

The Board of Administration submitted a report from the Director of Finance on a request from the Vancouver Public Library that the City Council provide \$216,400.00 for the construction of a branch library in the West End Community Service Complex, to be used as a joint public and secondary school library. The architects estimate the additional cost of the Community Centre resulting from inclusion of the two library facilities as follows:

Public Library	5100 sq. ft.	\$142,800
School Library	3200 " "	\$ 73,600

MOVED by Ald. Adams,
THAT library facilities be included in the West End Community Centre project on the following basis:

- (a) that Council instruct the Director of Finance to include an amount of \$142,800 in the 1972 Supplementary Capital Budget to provide for the cost of construction of the public library facility:
- (b) if the School Board by resolution informs Council that it cannot finance the capital costs, the necessary funds from the 1972 Supplementary Capital Budget be provided on the basis that the School Board sign an agreement to pay an annual sum to amortize the cost over 20 years at the City's current long term interest cost of approximately 8¼% or \$7,782.00 per annum to finance \$75,000 over 20 years, subject, however, to a satisfactory reply from the School Board to an enquiry as to whether the normal Provincial contribution towards capital construction costs would be adversely affected by this method of financing.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Taylor Manor: Staff Organization (Clause 3)

MOVED by Ald. Rankin,
 THAT Clause 3 of the report of the Board of Administration
 (Finance matters), dated October 15, 1971, be adopted.

- CARRIED

B. Personnel Matters,
Supplementary, October 15, 1971

MOVED by Ald. Adams,
 THAT the report of the Board of Administration (Personnel
 matters, Supplementary), dated October 15, 1971, be adopted.

- CARRIED

C. Property Matters, October 15, 1971

Sale: Champlain Heights
Situated Nassau and Argyle Streets (Clause 9)

The Board of Administration submitted a report of the
 Supervisor of Property and Insurance advising of an offer from
 Wall & Redekop Realty Limited, on behalf of the Vancouver
 Buddhist Church, to purchase Lot 17, Block 3, D.L. 735 and
 728, Fraserview, for consolidation with the existing church
 site to the East. The Director of Planning and Civic Develop-
 ment recommends the site be released for direct sale to this
 group.

MOVED by Ald. Bird,
 THAT Lot 17, Block 3, D.L. 735 and 728, be sold to the
 Vancouver Buddhist Church on the following basis:

- (a) an amount of \$34,700.00 on City terms at 9%;
- (b) consolidation with Lot A, Block 3, D.L. 735 & 728,
 the existing church site to the East;
- (c) that an option in favour of the City be granted for
 a period of 15 years enabling the City to repurchase
 its properties at the sale price in the event the site
 is used for other than church purposes.

- CARRIED

Balance of Property Matters

MOVED by Ald. Adams,
 THAT, in respect of the report of the Board of Adminis-
 tration (Property matters), dated October 15, 1971, Clauses
 1 to 7 be adopted and Clause 8 received for information.

- CARRIED

D. Columbia-Quebec Connector:
Agreement with Deeks-McBride

The Board of Administration submitted a report dated
 October 7, 1971, from the Corporation Counsel, the City Engineer
 and the Supervisor of Property and Insurance in respect of
 agreement with Deeks-McBride regarding the Columbia-Quebec
 Connector. Details of an historic record are given in regard
 to arrangements with Deeks-McBride in providing for the
 Columbia-Quebec Connector, as well as problems which have
 arisen due to specific interest of B.C. Hydro and Power Authority
 in certain property affected.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Columbia-Quebec Connector:
Agreement with Deeks-McBride (cont'd)

Extensive negotiations have been carried on and the following is a summary of the documents agreed upon by the City officials and representatives of Deeks-McBride Company:

- " 1. The sale of Lot "D", District Lots 196 and 2037 to Lafarge Concrete Ltd. in accordance with the recommendation of the Supervisor of Property and Insurance dated August 2, 1971, for the sum of \$125,000, which is the present market value of that property. This is the same property referred to in Exhibit "C" to the 1961 main agreement and which is presently leased to Deeks-McBride for a term of ten years from the first day of June, 1961, with right of renewal for a further ten years.

2. Agreement between the City and Lafarge Concrete Ltd. providing for the lease of an area to the West of Lafarge's property, roughly 500' x 175', for a berthing area. The term is for twenty years with a right of renewal for a term of twenty years. The market rental for the first five years will be \$4,828.50 (05¢ per square foot), plus an amount equivalent to all taxes. The rental thereafter shall be as agreed upon or as fixed by arbitration and will be reviewed every five years. Under the 1961 agreement the City is only legally obliged to provide Lafarge with an area equivalent to what they presently lease from the City for a term of ten years.

3. Agreement between the City and Lafarge Concrete Ltd. covering the land to be filled which lies between the water lot referred to in Agreement #2 above, and the property to be conveyed to the B. C. Hydro adjacent to the proposed Columbia-Quebec Connector, approximately 110,000 square feet. The term is for twenty years with a right of renewal for twenty years, and the market rental will be \$19,919 per annum, ^{plus} an amount equivalent to all taxes for the first five-year period, and thereafter the rental shall be as agreed upon or as fixed by arbitration and will be reviewed every five years. In the 1961 agreement the City is legally obliged to give the company the right of first refusal to lease this property upon the same terms and conditions as any other person would be permitted to lease the same.

4. Agreement between the City and LaFarge Concrete Ltd. providing for an easement across the proposed new roadway and the area which will be ultimately conveyed to the Hydro under the Georgia Viaduct agreement. The term of this agreement is for twenty years with a right of renewal for twenty years, and makes no provision for any rental. This agreement is substantially in accordance with the provisions of the 1961 agreement.

5. Agreement between the City and Lafarge Concrete Ltd. reciting the various agreements which have been executed; stating the covenants given by both parties; agreeing to the execution, at the appropriate time, of the agreements herein above set out; providing for the sale of Lot "D"; requiring the company to construct the conveyor within ten months and obliging the City to pay the company the sum of \$103,000 for its share of the cost of constructing the conveyor and the berthing facilities. With reference to the

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Columbia-Quebec Connector:
Agreement with Deeks-McBride (cont'd)

payment of the \$103,000, the 1961 agreement provides that the City will pay the direct costs of extending the unloading facilities including conveyors, etc., and the cost of the replacement of the then existing berthing facilities. As stated above, this has been the subject of great controversy and has already been the subject of one report to Council. After extensive negotiations your officials feel that this is a fair compensation as called for in the terms of the 1961 agreement.

6. Agreement between the City and Lafarge Concrete Ltd. providing for the termination of all agreements and leases heretofore made pursuant to and including the agreement made the 10th day of July, 1961, and each party releasing the other from all liability, claims and demands in respect of the 1961 agreement.

7. Agreement between the City of Vancouver and B. C. Hydro and Power Authority providing for a lease from the Hydro to the City of a portion of the B. C. Hydro right-of-way which as explained above will ultimately be exchanged by the City. This lease purports to be for a term of forty years, but barring unforeseen contingencies, will be merged with the conveyance which will occur in less than eighteen months. There is no rental for the first eighteen months of the term. If the lease should run longer the rental is to be agreed upon between the parties or by arbitration."

The recommendation is made that the aforementioned agreements be executed.

MOVED by Ald. Hardwick,

THAT agreements be executed on the basis of the Board of Administration report of October 7, 1971, referred to above.

- CARRIED

E. Installation of Brick Sidewalks:
Gastown/Chinatown Historic Precinct

The Board of Administration, under date of October 15, 1971, submitted the following report:

The City Engineer and the Director of Planning and Civic Development report as follows:

"The Woodward's' extended parking structure opening onto Water Street is almost completed. City Council will recall that the Water Street facade was designed by Woodward's to include ground floor retail uses appropriate to a development opening onto one of the main Historic Precinct thoroughfares. Due to damage during building construction the sidewalk, for an extent of approximately 210 feet, has to be replaced. In order that the sidewalk can be completed for a mid-November opening, work has to start immediately.

Following discussions with the Planning Department, Woodward's have tentatively agreed to replace this stretch of sidewalk in brick paving rather than the normal concrete. However, the extra expense to Woodward's for this capital work, estimated at \$6,500, is on the assumption that the City will accept responsibility for public liability and additional maintenance costs.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Installation of Brick Sidewalks:
Gastown/Chinatown Historic Precinct (cont'd)

CURRENT POLICY

Normal City practice has been to require developers to enter into an agreement with the City assuming full public liability and maintenance and replacement costs. For example, such agreements have been concluded with Tracey's Fashion Centre Ltd., 524 Granville Street, and with Sterling Estates Ltd., for terrazzo surfaces in Theatre Row, and are now being concluded with the Pacific Centre Limited for Block 52.

In the Historic Precinct Council has approved the Maple Tree Square First Stage of the East Gastown Beautification Project, which proposed brick sidewalks and brick pavements. This work, scheduled now to be undertaken next Spring, (if approval is received for cost sharing by Federal and Provincial Governments) will remain the responsibility of the City as to maintenance, repair and public liability. Further stages of the East Gastown Project (Alexander Street, Powell Street and Maple Tree Square to Pender Street) will, subject to Council approval, be undertaken on a local improvement basis. The Hastings Street and Kerrisdale Beautification Projects shortly to be reported to Council will be recommended on a local improvement basis and may involve some areas of brick sidewalk.

PROPOSED POLICY FOR HISTORIC PRECINCT

Pender Street from Gore to Carrall, Carrall from Pender to Water Street, and Water Street from Carrall to Richards have been defined in the Restoration Report and in the Overall Gastown/Chinatown Studies to date to be the main pedestrian linkage through the Historic Precinct.

Bearing in mind the special nature of the Gastown area and other beautification project areas where the use of a special sidewalk treatment is endorsed by the City, there is a need to establish a basic policy for such improvements. It is proposed that Council adopt a policy for the historic precinct only, that public liability for special sidewalks, maintenance and repair costs should be the responsibility of the City.

IMPLICATIONS

The City has practically no experience with maintaining brick sidewalks. It is anticipated that a sidewalk consisting of brick laid on a concrete base constructed according to approved specification would not require major maintenance work during the first 10 years of its life provided that the subgrade was not disturbed by underground utility construction.

However, when major repairs are required the cost will amount to approximately three times the cost of repairing a conventional sidewalk as there will be the expense of removing and resetting the bricks in addition to replacing the sectors of concrete base that have broken or settled.

Assuming that one-half of these sidewalks will require major maintenance when they reach 15 years of age, the estimated repair cost per linear foot of sidewalk 12 feet wide is \$22.50 per linear foot. The cost to repair a conventional concrete sidewalk in the same condition is \$7.20 per linear foot. Therefore, the additional estimated cost to repair brick sidewalks is \$15.30 per linear foot of sidewalk. The average additional cost per year based on a 15 year period is \$1.02 per linear foot.

In addition, because the brick sidewalks consist of small 4" x 9" sections surrounded by grouted joints, more inspection and routine maintenance will be required to insure that the grouted joints are sealed at all times and that individual bricks do not become loose and create a hazard for pedestrians. The current practice of constructing asphalt 'fillets' to eliminate 'trips' at displaced joints will not be appropriate on these sidewalks and when such trips occur, it will be necessary to make permanent repairs immediately.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Installation of Brick Sidewalks:
Gastown/Chinatown Historic Precinct (cont'd)

The annual cost of this routine inspection and maintenance is estimated to be an additional \$0.25 per linear foot of sidewalk. Therefore, based on a 15 year period, the additional annual cost to maintain a brick sidewalk in place of a conventional concrete sidewalk could amount to \$1.27 per linear foot of sidewalk. If brick sidewalks are constructed on both sides of Water, Carrall and Pender Streets within the Historic Precinct, the additional annual maintenance cost could amount to \$9,000 for the total length of 7100 feet of sidewalk.

Furthermore, the existence of this type of sidewalk, with its high replacement cost, will force future utility installations into the pavements resulting in congestion and other related traffic problems.

Extra costs to the City for liability (if any) cannot be estimated.

IMPLEMENTATION

With the exception of isolated instances, such as the Woodward's frontage where sidewalks have to be replaced immediately at the owner's expense, it is proposed that beautified sidewalks in the Gastown Historic Precinct be undertaken on a minimum of one-block areas with capital costs being paid on a local improvement basis. The initiation of such beautification projects would generally be from the merchants, owners and residents responsible for the particular area.

It is therefore RECOMMENDED that:

1. City Council adopt a policy whereby sidewalks on Pender, Carrall and Water Streets within the Historic Precinct, when requested by a majority of the abutting property owners, be repaved with a brick motif on a minimum of one-block areas with capital costs being paid on a local improvement basis and that public liability and maintenance for such sidewalks be the responsibility of the City
2. Council give authority to the City Engineer to authorize Woodward's to proceed immediately on their garage frontage on the south side of Water Street, the details of the design to be to the satisfaction of the Director of Planning and the City Engineer."

Your Board submit the foregoing recommendations for the consideration of Council.

MOVED by Ald. Hardwick,

THAT the foregoing recommendations of the City Engineer and Director of Planning and Civic Development be approved.

- CARRIED

F. Request for Parade in Downtown Area:
Saturday, October 23, 1971

The Board of Administration, under date of October 18, 1971, submitted a report of the City Engineer upon a request of the Committee for Soviet Christian Liberty to hold a parade on Saturday, October 23, 1971, in connection with the forthcoming visit of Soviet Premier Alexei Kosygin. The assembly area, parade area and dispersal details are as follows:

"ASSEMBLY: On the north sidewalk of Georgia Street beside the Queen Elizabeth Theatre Plaza between 5:00 P.M. and 5:45 P.M.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Request for Parade in Downtown Area:
Saturday, October 23, 1971 (cont'd)

PARADE: West on Georgia Street along the north sidewalk
to Burrard Street where the demonstrators will cross
Georgia Street and march around the Hotel Vancouver.

DISPERSAL: From the area as individuals.

MOVED by Ald. Bird,
THAT this parade be approved subject to the following:

- (a) the marchers remaining on the sidewalks at all times.
- (b) the applicant enter into an arrangement, satisfactory
to the Corporation Counsel, indemnifying the City
against any claims that may arise from the parade.
- (c) The cost of any additional street cleaning over and
above normal street cleaning also be borne by the
applicant.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO CONTRACT A DEBT BY THE
ISSUE AND SALE OF DEBENTURES (\$5,000,000)

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to contract a debt
by the issue and sale of debentures in the aggregate principal
amount of \$5,000,000 in lawful money of Canada for the objects
set out in Schedule "C", and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in
the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

BY-LAWS (cont'd)

By-law to contract a debt by the
issue and sale of debentures (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
 THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
 THAT leave be given to introduce a By-law to amend By-law
No. 4450 being the License By-law, and the By-law be read a
first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
 THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
 THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in
the Chair.

- CARRIED

MOVED by Ald. Rankin,
 THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
 THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Establishment of Land for Highway Purposes
(Rogers Street End)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the registered owner of the Easterly 66 feet of Subdivision D being portion of land and land covered by water in the Harbour of the City of Vancouver lying to the North of Lots 5 and 6, Block 1, Subdivision K, District Lot 182, Group 1, New Westminster District;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT the Easterly 66 feet of Subdivision D being portion of land and land covered by water in the Harbour of the City of Vancouver lying to the North of Lots 5 and 6, Block 1, Subdivision K, District Lot 182, Group 1, New Westminster District, be and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED

2. Establishment of Land for Highway Purposes
(Portion of South Kent Avenue at Ash Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the registered owner of that part of the South portion of Block 6, District Lot 311, Group 1, New Westminster District, Plan 847, included in Reference Plan 3328;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT that part of the South portion of Block 6, District Lot 311, Group 1, New Westminster District, Plan 847, included in Reference Plan 3328 be and the same is, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED

3. Establishment of Land for Highway Purposes
(Portion of South Kent Avenue at Ash Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the registered owner of that part of Parcel "A" (Reference Plan 1976) of South part of Block 5, District Lot 311, Group 1, New Westminster District, Plan 847 included in Reference Plan 3327;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT that part of Parcel "A" (Reference Plan 1976) of South part of Block 5, District Lot 311, Group 1, New Westminster District, Plan 847 included in Reference Plan 3327 be and the same is, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED

MOTIONS (cont'd)

4. Expropriation:
274 and 278 Union Street

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver desires to acquire Lots Thirty (30) and Thirty-one (31), Block Twenty-one (21), District Lot One Hundred and Ninety-six (196), Group One (1), New Westminster District, Plan 184, in the City of Vancouver, Province of British Columbia, pursuant to its powers under Section 291 of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Calder -
Public Hearing
Procedure

referred to the procedure in hearing delegations in respect of Public Hearing matters and enquired whether it would be a better arrangement to have the applicant speak to the Council first.

His Worship the Mayor and other members of Council explained the present arrangement allowing the opposition to speak first and the reasons therefor.

Alderman Wilson -
Truck Routes

enquired if certain streets in the City are designated for truck routes and was advised this is the case and any violations would be a matter of Police enforcement. The Alderman requested the Board of Administration look into the use of Chilco Street by trucks early in the morning, as complaints have been received.

His Worship the Mayor directed accordingly.

Alderman Bird -
Boarding Houses, Nursing
Homes and Private
Hospitals: Health
Inspections

enquired of the situation with respect to health inspections of boarding houses, nursing homes and private hospitals now that the Provincial Government has withdrawn assistance formerly given.

Commissioner Sutton Brown explained the situation that the City has only made these particular health inspections through the Health Division of the Social Service Department where social service cases were involved.

The Alderman requested the Board of Administration report on the whole matter in view of the Provincial Government withdrawal of service formerly given.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick -
Reports re False Creek

enquired of the status of False Creek reports and the Director of Planning and Civic Development answered that the Planning Department report and consultant's report are expected in the near future.

Alderman Sweeney -
Halloween

commented on the action of Council earlier this day urging the public to observe Saturday, October 30th, as Halloween this year.

Alderman Adams -
Weekend Burning Periods

enquired when the trash burning periods are for the Fall and was advised by the City Clerk that the last weekend in October and the first weekend in November are the dates set by the By-law.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Business Tax Rate

MOVED by Ald. Bird,

SECONDED by Ald. Wilson,

THAT WHEREAS the Business Tax rate of taxation was seven per cent;

AND WHEREAS in 1968 the rate was increased to eight per cent;

AND WHEREAS there has not been a study, by Council, for some time, of the relationship of the Business Tax with the Property Tax;

THEREFORE BE IT RESOLVED THAT the Board of Administration review the present Business Tax rate for report, and the advisability of an upward rate adjustment.

(Notice)

2. Fire Potential in Frame Structures
in RM-3 and RM-4 Zones

MOVED by Ald. Hardwick,

THAT WHEREAS citizens have expressed concern about the potential spread of fire in frame structures in RM-3 and RM-4 zones;

AND WHEREAS public interest has been expressed about the fire safety in structures over 100 feet;

THEREFORE BE IT RESOLVED THAT a sub-committee of the Planning and Development Committee be established to meet with the Fire Chief and other relevant Department personnel to review allegations and recommend to Council appropriate policy changes.

(Notice)

NOTICE OF MOTION (cont'd)3. Housing Developments and
Contributions toward Social
and Recreational Services

MOVED by Ald. Linnell,

THAT WHEREAS in the past certain public housing developments have been constructed in Vancouver without accompanying developments of social and recreational facilities and programs (Raymur and Skeena Terrace are examples);

AND WHEREAS the Federal-Provincial Partnership recently has agreed to share in the capital costs of the Thunderbird Neighbourhood Services Centre in the amount of \$54,219.00 because of its proximity to Skeena Terrace and Beulah Terrace;

THEREFORE BE IT RESOLVED THAT City Council endorse the principle of Federal-Provincial sharing in the capital costs of Community Services Centres and Neighbourhood Services Centres in areas adjacent to public housing developments;

AND BE IT FURTHER RESOLVED THAT City Council specifically request the Federal-Provincial Partnership to share in the capital costs of the Strathcona Neighbourhood Services Centre and the new proposed Riley Park Community Centre because of their proximity to existing public housing developments;

AND BE IT FURTHER RESOLVED THAT City Council request that Federal, Provincial and Vancouver Civic Officials work co-operatively to formulate policy providing for the capital funding of social and recreational facilities likely to be required as a result of new public and private housing developments in the South-East Sector (Champlain Heights).

(Notice)

4. Ships Passenger Terminal

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS there has been a large increase in special cruises by ships operating in and out of Pacific Ports;

AND WHEREAS the Port of Vancouver is sadly lacking in ships passenger terminal facilities;

AND WHEREAS a modern type of Passenger Terminal, in an accessible and central location, can generate tremendous interest by local residents in their Harbour and become a major attraction in our City;

THEREFORE BE IT RESOLVED THAT City Council request the newly appointed Vancouver Harbour Commission to give consideration to the development of a Ships Passenger Terminal such as is found in major World Ports.

(Notice)

NOTICE OF MOTION (cont'd)

5. Trees on downtown streets

MOVED by Ald. Broome;

THAT Council adopt in principle the planting of trees on downtown streets rather than trees in moveable tubs, and that the Board of Administration be instructed to have the City Engineer, with advice from the Park Board, report back as to the best way to implement this policy together with cost estimates based on an annual program.

(Notice)

The Council adjourned at approximately 4:50 P.M.

(Council decisions this day in respect of rezoning applications before the Public Hearing on October 14, are shown on next pages)

Record of Council's decisions with respect to
rezoning applications which were before a Public
Hearing on Thursday, October 14th, 1971.

The Council, in Committee of the Whole, with all members present, took the following action with respect to rezoning applications which were before a Public Hearing on Thursday, October 14th, 1971.

1. South East corner of Victoria Drive and 37th Avenue

MOVED by Alderman Hardwick,
THAT the application by Bonnet's Furniture Ltd. and
Mr. & Mrs. C. J. Hyland to rezone Lots 1, 2, A amended, Block 8,
D.L. 394 situated on the South-East corner of Victoria Drive
and 37th Avenue

FROM: RT-2 Two Family Dwelling District
TO: C-2 Commercial District

be approved.

- CARRIED

2. North Side of West 16th Avenue between MacDonald
and Stephens Streets

MOVED by Alderman Linnell
THAT the application by Texaco Canada Limited to rezone
Lot D, Block 121, D.L. 540 be not approved.

- LOST

MOVED by Alderman Hardwick
THAT the application by Texaco Canada Limited to rezone
Lot D, Block 121, D.L. 540 situated on the north side of West 16th
Avenue between MacDonald and Stephens Streets

FROM: RT-2 Two Family Dwelling District
TO: C-1 Commercial District

be approved on the condition that no automatic car-wash operation
be permitted.

- CARRIED

(It is recorded that Aldermen Sweeney, Calder, Rankin,
and Linnell voted against the above motion)

3. North Side of 58th Avenue between Kerr Street and
Rosemont Drive

MOVED by Alderman Sweeney
THAT the application by the Director of Planning to rezone
Lot 8, D.L. 334, Plan 13993 situated on the north side of 58th Avenue
between Kerr Street and Rosemont Drive

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

be approved subject to the following conditions as recommended by the
Technical Planning Board and the Town Planning Commission.

Clause No. 3 Continued

- (a) The uses be apartments and townhouses only, with customarily accessory uses and off-street parking.
- (b) (i) The detailed scheme of development to be first approved by the Technical Planning Board having regard to the location of the building on the site, the provisions of adequate open space, location of service facilities and off-street parking
- (ii) The floor space ratio not to exceed 0.75
- (iii) The maximum of height of any buildings to be two storeys plus basement or cellar.

- CARRIED

4. South-west corner of Cordova Street and Jackson Avenue

MOVED by Alderman Linnell

THAT the application by the Director of Planning to rezone Lots 10 to 16 inclusive, Block 57, D.L. 196 situated on the south-west corner of Cordova Street and Jackson Avenue

FROM: M-2 Industrial District
TO: CD-1 Comprehensive Development

be approved subject to the following conditions as recommended by the Technical Planning Board and the Town Planning Commission.

- (a) The use to be a hostel of approximately 150 units with customary accessory uses and off-street parking.
- (b) (i) The detailed scheme of development to be first approved by the Technical Planning Board having regard to the location of the building on the site, the provision of adequate open space, landscaping, location of service facilities, off-street loading and parking
- (ii) The floor space ratio not to exceed 2.00
- (iii) The maximum height of the building to be four storeys plus basement or cellar.

Further, that in accordance with an additional recommendation of the Town Planning Commission it be suggested to the Park Board that the appearance of the project will be improved if the landscaping of Oppenheimer Park is redesigned to be complementary to the location of the Lodge, it being recognized that the playing fields in Oppenheimer Park must be retained.

- CARRIED

5(a) Proposed low density multiple housing development between South West Marine Drive and the Fraser River at the foot of Angus Drive

The Council gave consideration to applications by Horner Developments Limited and the Director of Planning with respect to the following locations:

Lots 7, 8, 9 & 10, Block 15, D.L. 317, N.W.D., Plan 5726
Lots 2 & 3, Block 16, D.L. 308, 317 & 5214, Group 1, N.W.D., Plan 5726; Water Lot 6484, Group 1, N.W.D., plus portions of Water Way abutting Lots 2 & 3 situated on the 1800 Block West 75th Avenue.

(Horner Developments Property)

Clause No. 5 Continued

PRESENT ZONE: RA-1 Agricultural District
RS-1 One Family Dwelling District
M-1 Industrial District
M-2 Industrial District

REQUESTED ZONE: CD-1 Comprehensive Development District

5(b) Balance of A amended, D.L. 317; Block 1, D.L. 307, 317
& 5966 and adjacent water areas.

(City Property)

Bounded generally by the North Arm of the Fraser River,
Angus Drive, S.W. Marine Drive and the northerly projection
of Barnard Street end and adjacent water areas.

PRESENT ZONE: RS-1 One Family Dwelling District
M-2 Industrial District

REQUESTED ZONE: CD-1 Comprehensive Development District

The Council noted that the Technical Planning Board approved the rezoning subject to a number of conditions contained in a Board of Administration report dated July 20th 1971, which had been circulated. The Technical Planning Board also recommended that the two applications be considered concurrently and the decisions be the same in each case.

The Town Planning Commission did not approve the concept as set out by the Technical Planning Board for reasons stated in its submission made by Mr. Crowley at the Public Hearing.

Council agreed to consider each application separately.

MOVED by Alderman Broome

THAT the application by Horner Developments Limited be approved subject to the conditions specified by the Technical Planning Board.

- LOST

MOVED by Alderman Broome

THAT the application by the Director of Planning be approved subject to the conditions recommended by the Technical Planning Board except that the area fronting South-West Marine Drive be restricted to an appropriate form of single family development.

- REFERRED

MOVED by Alderman Hardwick in Amendment

THAT the application by the Director of Planning be approved subject to revised conditions being submitted to Council which would include the uses being restricted to town houses and single family homes with a floor space ratio of 0.5.

- REFERRED

MOVED by Alderman Adams,

THAT the matter of the Director of Planning's rezoning application be referred back for report to Council by the Technical Planning Board and the Town Planning Commission for consideration of the new proposals raised regarding this application.

- CARRIED

Cont'd...

Clause No. 5 Continued

MOVED by Alderman Linnell

THAT the Board of Administration report to Council as soon as possible on the zoning and development aspects of the Steel Bros. property in the area.

- CARRIED

6. North-West corner of Burrard Street and Smithe-Haro Connector

MOVED by Alderman Wilson,

THAT the application by the Director of Planning to rezone a portion of Lot A, Block 6, D.L. 185 located at the north-west corner of Burrard Street and Smithe-Haro Connector

FROM: P-1 Parking District
TO: CM-2 Commercial District

be approved and the developer by required to provide at least forty per cent of the site in open area landscaped or plaza.

- CARRIED

7. South side of Parker Street and North side of Napier Street between Clark Drive and Odlum Drive

This is an application by Mr. N. Campbell for Chuck Wagon Meat Processors to rezone Lot 10 except E.25', Block 30, D.L. 182 I, Parcel A of Lot 10, Block 30, D.L. 182 I, and Lot 5, Block 30, D.L. 182 I.

FROM: RM-3 Multiple Dwelling District
TO: M-1 Industrial District

The Technical Planning Board and the Town Planning Commission approved the application subject to prior compliance by the owners with certain conditions:

- (i) The easterly 3' of the site is to be dedicated to the City for lane purposes and the balance of the lots to be first consolidated into one parcel and so registered in the Land Registry Office.
- (ii) The scheme of development to be first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the North/South City lane.

MOVED by Alderman Adams

THAT this application be referred back to the Director of Planning for a report to Council in an endeavour to work out a satisfactory arrangement between the applicant and Mr. J. Zabda of 1032 Clark Drive who had appeared at the Public Hearing expressing concern regarding lane access.

- CARRIED

8. North side of East Broadway, between Carolina and Fraser Streets

MOVED by Alderman Sweeney

THAT the application by Mr. Kartsonas to rezone Lot 13, Block 119, D.L. 264 A situated on the north side of East Broadway, between Carolina and Fraser Streets

Clause No. 8 Continued

FROM: RM-3 Multiple Dwelling District
TO: C-2 Commercial District

be approved subject to prior compliance by the owners with the following condition as recommended by the Technical Planning Board and the Town Planning Commission:

The detailed scheme of development is to be first approved by the Technical Planning Board, such scheme of development not to include a car sales lot.

- CARRIED

9. Amendment re change in name of Town Planning Commission

MOVED by Alderman Wilson

THAT the application by the Director of Planning to amend various sections of the Zoning and Development By-Law No. 3575 by deleting the word "Town" where it appears in the phrase "Town Planning Commission" and substituting the words "Vancouver City", be approved as recommended by the Technical Planning Board and the Town Planning Commission.

- CARRIED

10. Height of schools in residential areas

MOVED by Alderman Hardwick

THAT as requested by the Director of Planning, his application to amend the RS-1 One Family, RS-2 One Family and the RT-2 Two Family District Schedules, whereby the Technical Planning Board may, in its discretion, permit schools (public or private) to have a height greater than 35' or 2½ storeys, but in no case shall the height exceed 50', be referred back for recommendation from the Town Planning Commission and confirmation from the Technical Planning Board and the application be re-submitted to a future Public Hearing.

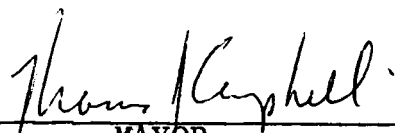
- CARRIED

MOVED by Alderman Sweeney

THAT the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-Law.

- CARRIED

The foregoing are Minutes of the Regular Council meeting of October 19, 1971, which were adopted on October 26, 1971.


MAYOR


CITY CLERK

October 15th, 1971

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of Tyne Street
at Kingsway Adjacent to Lot 46,
Block 7, D.L. 36 and D.L. 49

"Lot A, Block 7, D.L. 36 and D.L. 49, Plan 6420 is City-owned and has been established for road. A portion of this property is surplus to our highway requirements. The abutting owner has made application to acquire the surplus portion.

I RECOMMEND that Lot A, Block 7, D.L. 36 and D.L. 49, Plan 6420 established for highway be closed, stopped and subdivided with abutting Lot 46. The surplus portion of closed road to be conveyed to the owner of Lot 46 and the remainder to be dedicated for highway. The value of the closed portion of road to be \$3,392.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Leasing Portions of Rupert Street
South of Horley Street Abutting
Lots A and B, Block 12, D.L. 37

"For the past 5 years, the owners of Lots A and B, Block 12, D.L. 37 have leased the strip of road 17 feet in width fronting their lots that was dedicated for the future widening of Rupert Street. The owners have applied to have the leases continued. The present leases contain a 60-day notice of cancellation.

I RECOMMEND that the leases of the strip of road 17 feet in width abutting Lots A and B be continued for further ten year periods subject to the rentals being \$10.00 for the term and to all other conditions contained in the existing leases."

Your Board RECOMMENDS that the foregoing be approved.

3. Hastings Street Viaduct

"The Hastings Viaduct is situated upon dedicated highway. In order to maintain the viaduct adequately, additional structural elements will have to be erected under the viaduct deck.

I RECOMMEND that:-

- (a) The highway beneath the Hastings Viaduct deck be closed and stopped.
- (b) The City Engineer be authorized to place signs and barriers to preclude public access so the structural work may be carried out."

Your Board RECOMMENDS that the foregoing be approved.

4. P.C. Concrete Sidewalk on Both Sides of 17th Avenue from Knight Street to Approximately 353' East

"This local improvement project was approved by Council subsequent to a Court of Revision on March 11th, 1971 (Schedule 403, Item 3).

In the City Engineer's Report of September 10th, 1971, it was reported that a petition against the project had been received. Council instructed that the Engineer write to the property owners to obtain their views regarding the construction of the sidewalk, for report to Council.

There are 12 properties abutting 17th Avenue from Knight Street to a cul-de-sac approximately 353 feet east. Of these, one property is registered in the name of the City, and one property at Knight Street will not be charged for the improvement in accordance with an agreement regarding property acquisition approved by Council on February 3rd, 1970 (Property Matters).

All of the eleven property owners replied, as follows:-

In Favour	7	63.6%
Opposed	4	36.4%

The ten owners to be assessed for the project replied as follows:-

In Favour	7	70 %
Opposed	3	30 %

I RECOMMEND that the City Engineer be instructed to proceed with the construction of the sidewalk on both sides of 17th Avenue from Knight Street to approximately 353 feet east."

Your Board RECOMMENDS that the foregoing be approved.

5. Installation of Water Mains - 1971 Capital Budget

"The following water main installations are required to improve the system capacity for fire protection:-

WATER MAIN PROJECT 108

<u>Street or Avenue</u>	<u>From</u>	<u>To</u>
7th Avenue	Prince Edward Street	Guelph Street
10th Avenue	Spruce Street	Laurel Street
Heather Street	12th Avenue	345 th North
Inverness Street	63rd Avenue	S.E. Marine Drive

WATER MAIN PROJECT 109

<u>Street or Avenue</u>	<u>From</u>	<u>To</u>
26th Avenue	Highbury Street	Dunbar Street
39th Avenue	Fraser Street	Prince Albert Street
46th Avenue	Kerr Street	McKinnon Street
St. Catherines Street	40th Avenue	41st Avenue
Killarney Street	48th Avenue	49th Avenue

The estimated cost of Project 108 is \$37,000 and Project 109 is \$35,000. Funds for both projects are available from the 1971 Water Capital Budget, 'Short Notice Projects - Unallocated', Account Code 127/7902.

I RECOMMEND that water mains be installed on the above-mentioned streets and that the necessary funds, i.e. \$37,000 for Project 108 and \$35,000 for Project 109 be appropriated from Account No. 127/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

6. Reconstruction of Sewers on 10th Avenue and 11th Avenue from Columbia Street to Ontario Street

"Inspection of the existing sewers showed them to be in poor condition. They are also inadequate in capacity to give proper service to the area as it is currently zoned.

Estimated cost of constructing these sewers on the separate system is \$88,000.

I RECOMMEND that \$88,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control'."

Your Board RECOMMENDS that the foregoing be approved.

7. Relaying of Existing Sewers on Kitchener Street
 and Grant Street Between Adlum Street and the
 Lane West of Commercial Drive

"The existing sewers are inadequate in size to serve the current zoning. T.V. inspection also shows them to be in very poor condition and liable to imminent collapse.

Estimated cost of relaying these sewers on the separate system is \$110,000.

I RECOMMEND that \$110,000 be appropriated as follows:-

<u>Account Code</u>	<u>Amount</u>	<u>Description</u>
117/7904	\$57,000	Reconstruction and Relief
117/7905	\$33,000	Pollution Control
117/7906	\$20,000	Miscellaneous."

Your Board RECOMMENDS that the foregoing be approved.

8. Traffic Noise on First Avenue

The City Engineer reports as follows:-

"A petition has been received from Mrs. V. J. Sloan of 2205 East First Avenue representing 188 residents and homeowners on First Avenue from Renfrew Street to Commercial Drive, objecting to traffic noise on First Avenue, as follows:-

'We, the undersigned Property Owners on First Avenue, wish to voice our objection to the continuous flow of traffic, all day and night passing our doors, which includes buses, commercial and passenger vehicles, as well as motorcycles (minus mufflers); all of which has rendered this district almost unfit for the present owners, or any resident, to continue occupancy. As taxpayers, we feel we have the right to immediate relief of the prevailing conditions herein.'

BACKGROUND

Between Clark Drive and Nanaimo Street, First Avenue has a pavement width of 40 feet with parking prohibited 7 A.M. to 6 P.M. on both sides because of heavy daytime traffic volumes. East of Nanaimo Street to Boundary Road, First Avenue is a divided street with a 24-foot width of pavement on each side of the median strip, and parking prohibited 7 A.M. to 6 P.M. on both sides.

First Avenue is a major arterial street and there are traffic signals at Clark Drive, Commercial Drive, Victoria, Nanaimo and Renfrew Streets. Development on First Avenue is primarily residential and there are significant grades at Clark Drive, Nanaimo and Victoria Streets.

TRAFFIC CONDITIONS ON FIRST AVENUE

Because it is a logical and convenient route from the False Creek area to Highway 401, First Avenue attracts heavy traffic volumes, including trucks and intercity buses. First Avenue is not a scheduled truck route, and except on permit, is closed to all single vehicles (except buses) over 35 feet in length and combinations of vehicles over 40 feet. However, many large trucks are using First Avenue under continuing trip permits. This subject is being reviewed at the present time by the Traffic Division, as part of a general re-assessment of Vancouver truck routes.

Clause 8 Continued

Traffic counts on First Avenue show steadily increasing traffic volumes that presently require two lanes in each direction at all times during the day. The alternative east-west routes in this area, Hastings Street and Broadway, are both scheduled truck routes and are also carrying increased traffic volumes. Of these streets, First Avenue is the only one having direct access onto the freeway, and is therefore the most attractive routing for many vehicles. Under these circumstances it would not be appropriate to attempt to shift traffic from First Avenue to these streets.

In the absence of any higher level traffic facility to handle traffic from the centre of the City to the surrounding municipalities, grade streets such as First Avenue must continue to carry increasingly heavy volumes of traffic.

NOISE

The problem of noise is presently regulated by the Provincial Motor Vehicle Act, Section 7.03 which reads:

'A motor vehicle propelled by an internal-combustion engine shall be equipped with an exhaust muffler consisting of a series of pipes or chambers which ensures that the exhaust gases from the engine are cooled and expelled without excessive noise.'

and by Vancouver's 'Anti-Noise' By-Law No. 2531, which reads in part:

'No person shall make or cause to be made any loud and objectionable noise either in or on public or private places and premises in such a manner as to disturb the quiet, peace, rest or enjoyment of the neighbourhood or the comfort or convenience of the public.'

The enforcement of these regulations is somewhat difficult and arbitrary, since the question of whether or not a noise is 'excessive' or 'loud and objectionable' is basically a matter of opinion, and there is a wide variation in individual reaction and tolerance. Furthermore, a quite acceptable amount of traffic noise at 12:00 Noon may become quite noticeable at 12:00 Midnight.

One approach to the problem of motor-vehicle noise is the adoption of permissible noise emission standards. Once the permissible noise levels are agreed upon, they provide a rational basis for enforcement and for dealing with complaints. This approach is being investigated in a noise study being made by the Greater Vancouver Regional District. One purpose of that study, the completion of which is expected this year, will be the formulation of a model by-law and a plan of implementation of a noise control program based on that by-law.

The noise problem on First Avenue is aggravated by the noise of heavy traffic climbing the hills on this street, and complaints have been received previous to this one. However, at the present time, the most appropriate method of controlling motor-vehicle noise due to faulty mufflers or the lack of mufflers is through enforcement of the existing anti-noise laws.

It is noted that Mrs. Sloan wishes to appear before Council as a delegation to protest the traffic noise and pollution on First Avenue.

It is RECOMMENDED that Mrs. Sloan's petition be forwarded to the Greater Vancouver Regional District for inclusion in their current noise study, and in the meantime, that this matter be referred to the Vancouver City Police for enforcement of current anti-noise laws."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

DELEGATION REQUEST - MRS. V. SLOAN FOR PETITIONERS
(Copies of the letter from Mrs. Sloan together with the petition are circulated for Councils' information)

/continued . . .

Board of Administration, October 15th, 1971 (WORKS) 6

CONSIDERATION:

9. Proposed Anti-Whistling By-laws

On February 16, 1971, Council considered a report of the City Engineer, outlining the railway crossing protection requirements that would be necessary in order to impose an anti-whistling by-law for trains on the Burlington Northern Railway from Boundary Road to Clark Drive (main-line of the Railway) and from Clark Drive to Powell Street (Burrard Inlet Line).

That report pointed out that the Railway Transport Commission's Engineer had advised us that before an anti-whistling by-law would be approved, automatic crossing protection would be required at four streets at an approximate cost of \$60,000 - \$75,000, for which there would be no contribution from the Federal Grade Crossing Protection Fund.

In considering this matter, Council passed the following resolution:

"THAT a representative of the City Council, together with the appropriate officials, meet with the Canadian Transport Commission officials to discuss the whole question and the matter of including appropriate safety precautionary measures."

This meeting was held on August 25, 1971, and the Transport Commission's representative indicated that the traffic volumes at each of the four street crossings which are currently unprotected on this line (Cordova Street, Raymur Avenue, Union Street, Glen Drive) are already high enough to justify the installation of automatic crossing protection. In view of this, it was suggested that if crossing protection were to be installed at these locations now, irrespective of an application for approval of an anti-whistling by-law, each location would qualify for a grant from the Grade Crossing Protection Fund.

The Transport Commission's representative therefore suggested that the City may wish to apply to the Commission for a contribution towards the cost of protection at these four locations, and at the same time advise the Commission that we will then apply for approval of an anti-whistling by-law.

On this basis, the City's share of the cost of installing automatic protection on this particular Railway line would be reduced to 12.5% of \$75,000, or approximately \$9,400. Similarly, the City's share of annual maintenance of the crossing protection equipment would be reduced to 50% of \$4,000, or approximately \$2,000 per year.

It is brought to Council's attention that this Railway line is only a small section of the total Railway network within the City, much of which is routed through residential districts. Of fifty other crossings that have inadequate control to meet the requirement for an anti-whistling by-law, twenty-five are in or near residential areas. (Some of these may not carry high enough traffic volumes to qualify for Federal contribution to grade crossing protection costs).

If Council decides to pursue the above course of action, it is suggested that the Corporation Counsel be instructed to make application to the Canadian Transport Commission for a contribution from the Grade Crossing Protection Fund toward automatic protection on the Burrard Inlet Line at Cordova Street, Raymur Avenue, Union Street and Glen Drive, at the same time advising the Commission that an application would then follow for approval of an anti-whistling by-law on the Burrard Inlet Line and the Burlington Northern mainline.

Your Board submits the foregoing report of the City Engineer for Council's Consideration.

/continued . . .

Board of Administration, October 15th, 1971 (WORKS) 7

INFORMATION:

10. New Georgia Viaduct: Motion
Re Closure of Prior Street Ramp

On August 10, 1971, Council resolved that the subject matter of the following motion of Alderman Rankin and Alderman Calder be referred to the City Engineer for report:

"That whereas the Georgia Viaduct Connector is already funnelling more traffic onto Prior Street and through the east end than the old Georgia Viaduct;

And whereas this is likely to be increased substantially by the completion of the Dunsmuir Connector;

Therefore, be it resolved that City Council order the barring of the Prior Street end of the completed Connector using only the Main Street Ramp."

The City Engineer reports as follows:

"The intent of Alderman Rankin's motion has been discussed with him and is shown on a reference plan circulated to Council. Alderman Rankin's motion proposes to close the ramp overpassing Main Street that carries eastbound traffic to Prior Street.

BACKGROUND

The Georgia Viaduct Replacement Project involving an expenditure of just over \$11 million dollars was designed primarily as a grade street to grade street Connector and the Viaduct capacity was related to the street system capacity at each end.

At the downtown end a number of significant street changes are to be made (reversal of Dunsmuir, two-waying Pender, etc.) which will result in a reasonable balance between Viaduct capacity and street capacity.

At the east end there will be some capacity imbalance between the Viaduct and the grade street system as a result of the proposed connection into two-way Prior Street rather than a Union-Prior one-way couplet. To minimize this imbalance a local pavement widening was carried out on Venables Street at Clark Drive.

Since the opening of the Georgia Ramp (two-way traffic temporarily) volumes on Prior-Venables have increased approximately 25% in the evening rush hour. These volumes, however, do not exceed the present capacity on Venables Street at Clark Drive. When the Georgia Viaduct is completed (one-way Georgia Ramp and one-way Dunsmuir Ramp) the volumes on Prior Street will increase and fully utilize the capacity on Venables Street at Clark Drive.

EFFECT OF SUGGESTED CLOSURE

The basic effect of the suggested closure of the eastbound Prior Street Ramp is to introduce a major restriction in capacity available to outbound traffic and thereby limit the effective use of the new Viaduct to eastbound traffic.

If the suggested closure is implemented all outbound traffic will be forced to use the Main Street off-ramp. The capacity of this ramp is not sufficient to handle the anticipated outbound rush hour volumes and, therefore, the current delay and congestion (now occurring on a temporary basis) will increase substantially. Back-ups on the Viaduct will extend back to Beatty Street and there would be additional congestion on Main Street.

/continued . . .

Board of Administration, October 15th, 1971 (WORKS) 8

Clause 10 Continued

It should be noted that although the closure would have a restricting effect on outbound rush hour on Prior-Venables, there would be no restriction on inbound rush hour volumes.

As stated above, the completion of the new Georgia Viaduct will increase the traffic volumes on Prior-Venables Street up to the full capacity of this four-lane roadway. There are, however, traffic signals at each end of the section (Gore Avenue and Clark Drive) and an additional pedestrian signal has been installed midway (Campbell Avenue) to assist pedestrian crossing movements to the Park.

In view of the foregoing, I am unable to recommend the closure of the Prior Street Ramp.

Traffic patterns and volumes will be reviewed after the completion of the new Viaduct and a further report could be submitted at that time."

Your Board submits the matter to Council for Information.

FOR ADOPTION SEE PAGE(S) 99

HARBOURS AND PARKS MATTERSRECOMMENDATIONS1. Riley Park Community Hall Addition

The Corporation Counsel reports as follows:

"On 31 August 1971 Council resolved that part of the grounds immediately adjacent to Capilano Stadium be used to provide off-street parking facilities for the vehicles of persons attending Riley Park Community Hall.

The proposed use was made subject to approval by the Vancouver Art Gallery Association and the execution of an agreement satisfactory to the Corporation Counsel, the exact wording of the resolution being as follows:

"THAT the request of the Deputy Superintendent of the Park Board be approved subject to an agreement satisfactory to the Corporation Counsel, which would include authority to repossess on two months notice, and subject to compliance by the Vancouver Art Gallery Association."

The Art Gallery Association has now given written approval of the proposed use.

No enforceable agreement providing for the establishment of the area for parking purposes can be drawn because the Park Board lacks the capacity to enter into an agreement of this type other than as agent for the City.

I recommend that Council amend the said resolution of 31 August 1971 by deleting the words "subject to an agreement satisfactory to the Corporation Counsel, which would include authority to repossess on two months' notice, and" and by adding after the word "Association" the words: "provided that the permission hereby granted may be terminated on two months' notice" so that the resolution, as amended, would read:

"THAT the request of the Deputy Superintendent of the Park Board be approved subject to compliance by the Vancouver Art Gallery Association and provided that the permission hereby granted may be terminated on two months' notice".

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be adopted by Council.

FOR ADOPTION SEE PAGE(S) 99

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Request to Keep 16 Horses
at 3240 West 55th Avenue

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application No. 56247 has been filed on behalf of Mr. M. Belkin, to construct a new one family dwelling and stable on this site at 3240 West 55th Avenue. Mr. Belkin also requests permission to keep a maximum of 16 horses on the site.

The site is located in an RA-1 Limited Agricultural District. Section 10 (16) (c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board have approved Development Permit Application No. 56247 permitting the construction of a one family dwelling and stable building on this site subject to the approval of City Council for the keeping of the 16 horses.

The Director of Planning recommends that City Council approve the keeping of a maximum of 16 horses on this site."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.

2. Historic Area Advisory Board:
Gastown/Chinatown

The Director of Planning and Civic Development reports as follows:

"On July 27, 1971, Council approved membership and alternate membership nominees from the various designated agencies making up the Advisory Board.

Mr. A. Rogatnick, alternate member for the Architectural Institute of British Columbia, is away from Vancouver for a year, and we have therefore asked for another member to be nominated in his place.

The Architectural Institute has accordingly nominated Mr. Barry V. Downs as alternate member for the Institute, in place of Mr. Rogatnick.

It is RECOMMENDED that Mr. Downs' nomination be approved by Council."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be approved.

Board of Administration, October 15, 1971 (BUILDING - 2)

3. Report Entitled Urban Structure 1971
by Burnaby Planning Department

The Director of Planning and Civic Development reports as follows:

"In April 1971, the Municipality of Burnaby sent copies of a report entitled Urban Structure 1971 to members of Vancouver City Council. This report prepared by the Burnaby Planning Department proposed a structure for development of areas in the Municipality of Burnaby related to a regional development concept as conceived by their planner. It was suggested that the proposals in the report could be used as a basis for future urbanization policy for the Vancouver region. Other agencies in the region are also engaged in research related to regional development. For example, the Greater Vancouver Regional District has been making studies of transportation which include proposals for various types of regional development which have been discussed with this Department. Furthermore, the Department has considered regional development in a recent report, entitled: Downtown Vancouver Development Concepts.

The report from the Municipality of Burnaby is thorough and well researched. Representatives from Burnaby on the Technical Planning Committee for the Greater Vancouver Regional District have referred to their report during discussions of regional development intended to lead to a 'livable regional plan'.

It is recommended that Council receive the report: Urban Structure 1971 for information, thank the Municipality of Burnaby for making the report available to them, and commend the municipality for a worthwhile study."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be adopted.

(A copy of the report is available in the City Clerk's Office.)

4. Mr. Louis Naples - Carport
3382 East 23rd Avenue

The City Building Inspector reports as follows:

"On September 8th, 1970 Mr. L. Naples appeared before City Council as a delegation requesting that enforcement action be withheld with respect to an oversized carport at the rear of the above property. Council, after hearing the delegation, instructed the Director of Permits and Licenses to implement enforcement procedures under the regulations of the Zoning and Development By-law. Subsequent to this instruction notification was sent to Mr. Naples advising him to either reduce the size of the carport or to consolidate the adjacent vacant site to his property and apply for a Development Permit.

When inspection was made it was found that no action had been taken and on January 19th, 1971 a letter was sent to the City Prosecutor requesting that charges be laid.

On April 17th, 1971 Mr. Naples appeared before Judge Bewley where a not guilty plea was entered. Trial was held, Mr. Naples was found guilty and fined \$50.00. Judge Bewley, in convicting Mr. Naples, advised him that unless he either removed or reduced the area of the accessory building to comply with the by-law or consolidated the two sites as was suggested, then he may expect further charges to be laid.

cont'd . . .

Clause 4 continued

Re-inspection was made of the site and a further notice was delivered to Mr. Naples on July 20th, 1971. This notice again requested the carport to be cut back to comply with the regulations of the Zoning and Development By-law. No option was given to Mr. Naples in this latter notice with respect to the consolidation of the sites as Mr. Naples had obtained permits and erected a new one-family dwelling on the vacant site.

On September 27th, 1971 our Inspection Services requested permission for access to the property to obtain evidence for the laying of further charges. The Inspector was refused this request, therefore no evidence can be obtained whereby enforcement may be continued.

Under Section 560A of the City Charter, the Director of Planning or anyone authorized by him has the power to enter on land to ascertain if the provisions of the Zoning and Development By-law are being or have been carried out. Corporation Counsel advises that this Section does not provide the basis for laying a charge but could provide the basis for obtaining an order from the Supreme Court requiring Mr. Naples to allow the Director to exercise his power.

In addition, it would appear that mere prosecution is insufficient to convince Mr. Naples to comply with the By-law. In order therefore to carry out Council's instructions, it is recommended that the Corporation Counsel be authorized to obtain the appropriate court order permitting an inspection to be made and be authorized to commence proceedings in Supreme Court for an order requiring Mr. Naples to bring his premises into conformity with the Zoning and Development By-law."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

5. Rezoning: North side West 13th Avenue
between Laurel and Oak Streets

The Director of Planning and Civic Development reports as follows:

"An application has been received from L. Sherwood on behalf of 14 property owners whose signatures are also attached, requesting an amendment to the Zoning and Development By-law whereby Lots 11 - 18, Block 416, D.L. 526, being the north side of West 13th Avenue between Laurel and Oak Streets, would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicants state the purpose of their application is 'uniformity in having the entire block zoned RM-3 as 60% is already zoned RM-3'.

The subject lots each have a frontage of 50' and a depth of 125', most of which are occupied by older, large dwellings, many of which contain multiple conversions.

The remaining two lots (Lots 19 and 20), each being 50' in width, have been zoned for many years as an RM-3 Multiple Dwelling District, Lot 20 being developed with a very old apartment building, Lot 19, a well kept multiple conversion.

At a Public Hearing on July 10, 1969, Lots 3 - 10, Block 416, D.L. 526 immediately across the lane from the subject property and fronting onto 12th Avenue were rezoned on recommendation by the Technical Planning Board and the Town Planning Commission to an RM-3 Multiple Dwelling District. The entire site is now being developed with high-rise personal care home.

cont'd . .

Clause 5 continued

When considering this application, the Technical Planning Board informed Council that over the years, individual applications had been received, none of which had been approved as they generally created isolated development. It was considered ample properties throughout the City were zoned and available for redevelopment with apartment buildings. However, the situation was changing, and at the end of 1968, 75% of the lands zoned RM-3, bounded generally by Oak and Pine Streets, the lane south of Broadway and 15th Avenue on the south had been developed. Therefore, they recommended the application be approved.

The Town Planning Commission also recommended approval. However, in so recommending, the Commission requested that a study be made of the areas adjoining the subject site, with a view to extending the multiple dwelling district. At the Public Hearing in July, 1969, Council did request the study to be made of the areas adjoining the south side of 12th Avenue between Oak and Laurel Streets, with a view to extending the multiple dwelling district. This study has not been completed.

The same area, as of August, 1971, including the extension granted on August 27th, 1970 for the rezoning between Pine and Burrard, 14th Avenue to the lane south of Broadway, is now 73% developed with specifically designed apartments.

The Subject properties, while bounded on the north and west by multiple zoned property, are also bounded on the east by CD-1 zoning (part of the General Hospital Complex).

The Technical Planning Board on September 17th, 1971
RECOMMENDED that the application be APPROVED.

The Town Planning Commission on September 24th, 1971
endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

6. S/W Corner of 65th Avenue & Cambie Street
Lot 19 of Block X, D. L. 311

The Director of Planning and Civic Development reports as follows:

"The Technical Planning Board and the Town Planning Commission have considered a report as submitted by the Director of Planning recommending the rezoning of this City owned lot to a CD-1 Comprehensive Development District for a Garden Apartment or Town House Development subject to certain conditions.

The site is zoned as an RS-1 One Family Dwelling District, being located at the south-west corner of West 65th Avenue and Cambie Street. The one lot has a 235' frontage on Cambie Street and a 120' depth (approx. 0.65 acres).

Brief History:

In 1964, this site was sold by the City to a church group and a Development Permit was obtained. However, the development did not proceed and the site reverted back to the City.

In 1969, an application was made by Mr. D. Fowler to rezone the site to a C-1 Commercial District to construct a 'specialty cafe and cabaret.' The Technical Planning Board and Town Planning Commission recommended that the application be Not Approved. City Council resolved:

Clause 6 continued

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'THAT pursuant to report of the Board of Administration, no action be taken to approve this application at this time.

FURTHER THAT the Director of Planning be asked to investigate the problem of rezoning as associated with the Hudson Street Crossing and Marine Drive, with particular reference to the rezoning application W/S Cambie Street between 65th Avenue and S. W. Marine Drive;

AND FURTHER THAT the applicant be so advised.'

The Marpole area zoning problem was subsequently dealt with by City Council following a Public Hearing in October 1970. It is now wished to further consider possible zoning changes to Lot 19 prior to release of this City owned lot for sale.

Proposed Zoning:

The Director of Planning and Civic Development recommends that the subject property be rezoned to a CD-1 Comprehensive Development District for a Town House or Garden Apartment development. The height not to exceed two storeys and cellar. The floor space ratio not to exceed 0.50, with total underground parking; or 0.50 with limited surface parking. The detailed scheme of Development to be first approved by the Technical Planning Board after advice from the Design Panel.

The Technical Planning Board and the Town Planning Commission endorse this recommendation which is similar to the previous recommendations of the Board and Commission when dealing with the previous application as made by Mr. Fowler.

At that time the Technical Planning Board and Town Planning Commission recommended refusal of the request of Mr. Fowler but suggested that the land be zoned as a CD-1 Comprehensive Development District for a Town House or Garden Apartment Development subject to certain conditions - one of which being that the maximum floor space ratio for any development on this site should not exceed 0.50.

In March 1970, City Council considered an application to rezone the Delta View Park lands at the North-west corner of S. W. Marine Drive and Yukon Street to a CD-1 Comprehensive Development District for a Garden Apartment or Town House Development.

The Technical Planning Board and Town Planning Commission had recommended approval subject to the proposed development being restricted to two storeys in height and not exceeding a floor space ratio of 0.50.

Following the Public Hearing in March 1970, and questions to Planning officials, City Council approved the rezoning, subject to a number of conditions, one being that the floor space ratio was not to exceed 0.60 measured on the gross floor area of the building with provision of total underground parking.

Recommendation:

That the Director of Planning be instructed to make an application to rezone the subject property to a CD-1 Comprehensive Development District with the use restricted to Townhouse or Garden Apartments. The height not to exceed two storeys and cellar. The floor space ratio not to exceed 0.60 with total underground parking, or 0.50 with limited surface parking. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel."

Your Board RECOMMENDS that this report of the Director of Planning be received, that the Director of Planning make an application to rezone the subject property in accordance with the recommendations of this report and that such application be referred for the further consideration of City Council at a Public Hearing.

Board of Administration, October 15, 1971 (BUILDING - 6)

CONSIDERATION

7. B. C. Baptist Foundation:
Low Rental Housing

The Director of Planning and Civic Development reports as follows:

"At its meeting on September 14th, 1971, Council referred to the Board of Administration for report the following request:

'Alderman Wilson referred to a letter received by him from the B.C. Baptist Foundation requesting permission to enter into direct negotiations for approximately six (6) acres in Champlain Heights for the purpose of developing low rental accommodation. He requested this matter be expedited as soon as possible.

The Mayor directed the letter be referred to the Board of Administration for report.'

In designating the disposal of sites in Champlain Heights, various sites were set aside for low income accommodation or for special groups. On November 3rd, 1970, Council resolved that to maintain a reasonable population balance in Champlain Heights, the remaining sites should be disposed of for townhouses or garden apartments on the open market.

The only site which is serviced and immediately available is Site #17 which was proposed for Public Housing. Council at its meeting on September 21st requested that proposals of interest and intent should be called for this site for the construction of housing for people of low or moderate income. It is suggested that the request from the B.C. Baptist Foundation be considered along with other submissions made as a result of the advertisement.

The three remaining townhouse sites in Champlain Heights are not yet serviced and will not be available until next year but in any event, these sites have been designated by Council for disposal on the open market and it is reiterated that this is important to preserve the social balance in the area."

Your Board submits the report of the Director of Planning and Civic Development for the CONSIDERATION of City Council.

(Copies of the letter from the B.C. Baptist Foundation dated September 9, 1971, are circulated for the information of Council).

INFORMATION

- 8. Urban Renewal Scheme 3A:
 (Part of the New Mt. Pleasant
 Elementary School Site)

The Director of Planning and Civic Development reports as follows:

"The above-mentioned small urban renewal scheme was carried out to acquire and clear lands forming part of the new Mt. Pleasant Elementary School site. It was located within the boundaries of the larger Urban Renewal Scheme 3 which was then being prepared. The scheme involved acquisition and clearance in the block bounded by 7th and 8th Avenues, Guelph and St. George Streets (approximately 2.4 acres), and has been implemented under agreement dated November 22, 1967 between Central Mortgage and Housing Corporation and the City and agreement dated January 23, 1968 between the Province and the City.

The cleared lands were registered in the name of the Board of School Trustees on January 12, 1970. All claims by the City to the Senior Governments for financial contributions to implement this scheme have been paid, and construction of the new school is well advanced. Costs of the scheme were:

Acquisition and Clearance		\$341,410.91
Recoveries		\$212,266.93
Net Costs		\$129,143.98
<u>Sharing of Net Costs</u>		
C.M.H.C.	(50%)	\$64,571.99
Province	(25%)	\$32,285.98
City	(25%)	\$32,286.01 "

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 180

FIRE AND TRAFFIC MATTERSRECOMMENDATIONS1. Emergency Evacuation Procedures
for City Hall and East Wing

The Fire Chief reports as follows:

"Earlier this year, a study of evacuation procedures was made by the Fire Department to determine the best means of evacuation in the event of a fire or bomb threat.

As a result of the study, a detailed evacuation plan was made for the emergency evacuation of these buildings. A copy of this plan is attached for Council's information.

To implement this plan, an expenditure of approximately \$100.00 will be required to purchase identification bands and other miscellaneous supplies for persons designated as Evacuation Control Officers and Floor Wardens.

The Comptroller of Accounts advises the necessary funds are available in General Government Miscellaneous.

The Fire Chief submits the attached 'Emergency Evacuation Plan' for Council's information and recommends approval be given for the expenditure of approximately \$100.00 from General Government Miscellaneous for the purchase of the necessary supplies to implement this plan."

Your Board RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

2. Allocation of Funds from Traffic Control
Reserve for Minor Modifications to Existing
Traffic Control Signals

The City Engineer reports as follows:

"On 24 March, 1970 Council approved the sum of \$15,000 from the Traffic Control Reserve for Minor Modifications to Existing Traffic Signal Equipment. Since there were a number of jobs still outstanding at the end of 1970 and a sum unexpended in this account, it was carried over into 1971.

This account is now depleted and an additional \$4,000 is required for work to the end of 1971.

It is therefore recommended that a sum of \$4,000 be allocated from the Traffic Control Reserve to this account."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 100

FINANCE MATTERS

CONSIDERATION

1. Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1972 Assessment Roll in accordance with Charter provisions, and the Corporation Council has confirmed the charitable organizations qualify for this exemption under Section 396(c) of the Vancouver Charter.

These requests for grants in lieu of 1970 and 1971 taxes for the period from proof of occupancy or date of first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in three sections.

A. Religious Organizations

- i. St. George Greek Orthodox Church \$ 5,072.59
4600 Valley Drive - Lots 39&40/88/526
Church
Occupied and in use from August, 1971
Date of first Building inspection Oct. 29, 1970
Grant to cover period from October 29, 1970 to
December 31, 1971.

B. Hospitals

- i. B. C. Cancer Treatment & Research Foundation 625.77
formerly 603-617 West 11th Ave. - Lots 11&12/379/
Parking Lot 526
Occupied and in use from June 10, 1971
Grant to cover period from June 10, 1971 to
December 31, 1971.

C. Charitable Organizations

- i. Christ Church of China \$ 7,157.59
318-322 East Pender St. - Lot A/122/196
Church & Senior Citizens Housing
Date of first Building Inspection - March 3, 1970
Occupied and in use from February 1, 1971
Grant to cover period from March 3, 1970 to
December 31, 1971.
- ii. B. C. Housing Foundation 1,887.76
1425 East 12th Avenue - Lot 28/D/160/264A
Senior Citizens Housing
Date of first Building inspection - July 23, 1970
Occupied and in use from March 1, 1971
Grant to cover period from July 23, 1970 to
December 31, 1971.
- iii. Chau Iuen Yon Sol Society 5,664.72
325 Keefer Street - Lot B/122/196
Senior Citizens Housing
Date of first Building inspection - March 3, 1970
Property acquired from the City - No taxes
charged for 1970
Occupied and in use from May 25, 1971
Grant to cover period from January 1, 1971 to
December 31, 1971.

. . . Cont'd.

Clause No. 1 (Cont'd.)

<u>iv. Odd Fellows Low Rental Housing Society</u>	3,668.50
3595 Kingsway - Lot 26/3&4/36&49	
Senior Citizens Housing	
Date of first Building inspection - Sept. 23, 1970	
Occupied and in use from May 1, 1971	
Grant to cover period from September 23, 1970 to December 31, 1971.	
	<hr/>
	\$24,076.93
	<hr/>

Each of the above-noted Senior Citizens Housing Developments was financed partly by a grant from the Provincial Government and is therefore subject to the regulations set down in the Elderly Citizens Housing Act. The organizations have confirmed that applicants are screened to ensure that his or her income is not in excess of the permissible amount set under this Provincial Act.

As grants in lieu of taxes are subject to Council approval or disapproval, the above requests for grants in lieu of taxes amounting to \$24,076.93 in total are submitted for Council consideration.

Your Board submits the foregoing report of the Director of Finance for Council consideration.

2. Capilano Stadium Inventory

Your Board has received the following report from the Director of Finance.

"On May 18, 1971 City Council authorized a committee of officials, being the Board of Administration, Director of Finance, City Purchasing Agent and the Supervisor of Property & Insurance, to determine the best disposition of the inventory in the Stadium taken over by the City upon the demise of the baseball team. The committee completed its work with the result that various items were retained in the Stadium for Art Gallery use, various others disposed of as surplus under normal City procedures, and some missing items were deleted from the inventory records. The inventory recording was taken on June 4, 1971.

It now appears that various items have disappeared since the June 4 inventory, specifically the following:

- 1 lawnmower, 1 large barrel, 1 field marker, 1 wheelbarrow
- 1 2-drawer filing cabinet, 1 large metal cabinet, 3 cushion racks, 1 washer, 1 dryer, 1 whirlpool bath

While there are undoubted problems in maintaining security at a location like the Stadium the inventory items do have to be considered as assets of the City. City Departments would be answerable for such losses, even though the items are not of great value.

Experience to date suggests that inventory items will continue to disappear.

With these points in mind it is submitted to Council for consideration as to whether Council wishes to hold the Vancouver Art Gallery responsible for the inventory items retained by the Art Gallery for use in the Stadium, and charge the estimated current value of the missing items to the operating grant received by the Art Gallery for the Stadium.

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION

3. Taylor Manor - Staff Organization

The Director of Welfare Services reports as follows:

"Mrs. McAskill, the present Superintendent of Taylor Manor, reached retirement age in 1970, but agreed to temporarily stay in the position until a suitable replacement could be found. The position was advertised, but due to the fact that it required 'live-in' services, no suitable applicants were forthcoming. The position has been reviewed and it is recommended that the basic qualifications for the position be those of a graduate nurse (registered nurse) and that changes in the method of operation be introduced which will permit more normal employment circumstances with the incumbent living away from Taylor Manor.

Subsequently, this matter and that of additional permanent positions to adequately staff Taylor Manor, in accordance with minimal standards recommended by the Community Care Facilities Licensing Board, particularly during the late afternoon and night shift, was discussed with the Assistant Deputy Minister, who said the proposals were acceptable. It was indicated to the Assistant Deputy Minister that additional staff was required for two basic reasons, namely:

- (a) to hire a living-out Superintendent as opposed to the practice of a living-in Superintendent.
- (b) to bring staff complement to the minimal standards recommended a year ago by the Community Care Facilities Licensing Board.

On September 1, 1971, approval was given by the Provincial Department of Rehabilitation and Social Improvement, for the hiring of additional staff and the charging of the cost thereof to the present per diem rate.

The present staff complement comprises twelve permanent positions as follows:

- 1 Superintendent
- 1 Assistant Superintendent
- 2 Rest Home Attendants II
- 3 Rest Home Attendants I
- 3 Institutional Service Workers I
- 1 Building Service Worker I
- 1 Cook I

The additional permanent positions recommended are:

- 1 Rest Home Attendant
- 1 Institutional Service Worker

The estimated monthly cost of salaries and fringe benefits for the two additional permanent positions will amount to approximately \$1,007.00. The Comptroller of Accounts has reviewed this report and notes that the additional cost will be fully recovered through an increase in the per diem rate for each of the fifty-eight residents.

Upon adoption of this report the total number of permanent staff positions will be fourteen, and there are three part-time employees on call as required. This establishment will permit scheduling of all personnel on a normal five day week basis, adequately covering Taylor Manor on a twenty-four hour day basis.

It is recommended that the Director of Personnel Services review the recommended additional positions and report to the Board of Administration on the classification, and that the Board be authorized to deal with such classifications in accordance with Council resolution of July 22, 1969.

Board of Administration, October 15, 1971 (FINANCES 4

Clause #3 Continued

It is further recommended that the Director of Personnel Services review the classifications of the Assistant Superintendent and Rest Home Attendants and report to the Board of Administration thereon.

Report of Director of Personnel Services
re Superintendent

'In conjunction with the overall review of the Social Service Department, certain changes have been proposed for Taylor Manor (Home for the Aged). Specifically, the Director of Welfare Services has proposed that the desired qualifications for the Superintendent's position be modified and certain administrative changes implemented. I have therefore reviewed this matter and report as follows:

Mrs. McAskill, the present Superintendent, reached retirement age in July of 1970 but agreed to temporarily stay on in the position until a suitable replacement could be found. Subsequently, the Director of Welfare Services has reviewed the Superintendent's position and has requested that the basic qualifications for the position require that the incumbent be a graduate nurse (i.e. Registered Nurse). It is also proposed that the Superintendent assume a more active role in assessing the services provided to clients and making subsequent recommendations for improvements. I have therefore revised Class Specification No. 605, "Superintendent (Home for the Aged)" which is attached hereto for approval.

The Superintendent's salary was last adjusted in 1957 to Pay Grade 20. Considering the increased minimum qualifications and the increase in overall responsibility, I recommend that this position be reclassified to Pay Grade 21 effective when filled. In addition, the Director of Welfare Services has proposed that the present "live-in" arrangement be discontinued and that the incumbent work normal hours and straight day shift.

The Director of Welfare Services has advised me that the Superintendent will be delegated the responsibility for the hiring and dismissal of subordinate staff at Taylor Manor. This position will therefore be excluded from Union jurisdiction. Although the incumbent must be a member of the Registered Nurses Association of B.C., she will not be covered under the provisions of their Collective Agreement with the City.

This report has been discussed with the Director of Welfare Services who concurs herein. The matter of Union exclusion has been agreed to by the Director of Personnel Services, Registered Nurses Ass'n. of B.C.

Summary

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Vacant (Temporarily filled by Mrs. McAskill)	Superintendent (Home for the Aged) P.G. 20 (\$631-758)	Superintendent (Home for the Aged) P.G. 21 (\$660-791)	When filled

1971 1st half rates

Resolved that the foregoing recommendation of the Director of Personnel Services be approved.

Cont'd...

Clause #3 Continued

It is RECOMMENDED that:

- (i) the report of the Director of Personnel Services re classification of the Superintendent position be adopted;
- (ii) two additional permanent positions be approved, namely:

Rest Home Attendant - 1
Insitutional Service Worker - 1

and that the Director of Personnel Services report on the class specifications of these positions to the Board of Administration;
- (iii) the Director of Personnel Services review the classifications of the Assistant Superintendent and Rest Home Attendants II and report to the Board of Administration;
- (iv) the Board of Administration be authorized to deal with the classification reports of the Director of Personnel Services in accordance with Council resolution of July 22nd, 1969. "

Your Board

RECOMMENDS the foregoing recommendations of the Director of Welfare Services be adopted.

Note: This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who concurs herewith.

CONSIDERATION:

4. Town Planning Commission:
Civic Dinner

Under date of October 7, 1971, a letter has been received from the Town Planning Commission requesting that the Council give consideration to tendering a Civic Dinner on November 1st in connection with the exhibit and programme entitled "Vancouver-Ours to Share".

The dinner will precede the last event on the programme, which is a talk at the Vancouver Public Library by Mr. Andre Saunier, Assistant Secretary of the Ministry of State for Urban Affairs. An estimated 56 persons will be attending the dinner.

For a number of years the City has given this Civic Dinner in connection with this programme and the matter is usually left in the hands of the Entertainment Committee.

Your Board submits the foregoing request of the Town Planning Commission for the CONSIDERATION of Council.

(Copies of the letter from the Town Planning Commission are circulated for the information of Council)

Board of Administration, October 15, 1971(FINANCE - 6)

5 Branch Library Facilities: West End Community Centre and Senior Citizens' Housing Project

The Director of Finance reports as follows:

"The Director of the Vancouver Public Library by letter dated September 10th forwards a resolution of the Library Board, dated September 8th, as follows:

"That the Library Board request City Council to provide \$216,400.00 for the construction of a branch library in the West End Community Services Complex, to be used as a joint public and secondary school library'.

The Library Director further explains that the current Five Year Plan included only \$75,000.00 to finance a basic book collection and equipment for rented premises, no funds being included for construction of branch premises at this location. Book and equipment costs for branches in rented premises at other locations were also provided for in the current Five Year Plan.

Capital costs of secondary school libraries are financed in the same manner as school construction under the Provincial/School Board capital cost sharing formula. Contracts for recent joint school/community centre construction (Strathcona and Thunderbird) have included the community centre facilities on the basis that the City sign a formal agreement with the School Board to assume all costs and financing. The same type of agreement for the West End construction project whereby the School Board assumes all financing and costs of the secondary school library seems appropriate. The leasing arrangement proposal would require the City to finance a facility for which it is not responsible financially, and lease it to the School Board.

The Architects estimate the additional cost of the community centre resulting from inclusion of the two library facilities as follows:

Public Library	5100 sq. ft.	\$142,800
School Library	3200 " "	\$ 73,600

For Council CONSIDERATION

Request of the Library Board that library facilities be included in the West End Community Centre Project.

RECOMMENDATION

If Council approves the above it is recommended:

- (i) That Council instruct the Director of Finance to include an amount of \$142,800 in the 1972 Supplementary Capital Budget to provide for the cost of construction of the public library facility.
- (ii) a. Inclusion of the school library in the contract be subject to an agreement by the School Board that capital construction funds will be provided by them on a construction progress basis and that inclusion of the secondary school library will not incur any additional financing or costs by the City

or

cont'd....

Board of Administration, October 15, 1971 . . . (FINANCE - 7)

Clause #5 continued:

- b. If the School Board by resolution informs Council that it cannot finance the capital costs, Council may wish to consider providing the necessary funds from the 1972 Supplementary Capital Budget on the basis that the School Board sign an agreement to pay an annual sum to amortize the cost over 20 years at the City's current long term interest cost of approximately 8 $\frac{1}{4}$ % or \$7,782.00 per annum to finance \$75,000 over 20 years. In this case, however, Council may wish the School Board to advise whether the normal Provincial contribution towards capital construction costs would be adversely affected by this method of financing."

Your Board submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 103-105

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTOCTOBER 15, 1971RECOMMENDATIONS

1. Meeting with Federal Department of Justice on "Breath Alcohol Tests" - Ottawa
Attendance: E.J. Fennell, Health Department.

The Director of Personnel Services reports as follows:

"On October 27th, 1970, the City Council approved a request to have the City Analyst, Mr. E.J. Fennell, attend a meeting, November 2nd - 4th, 1970, inclusive, with the Federal Department of Justice concerning "Breath Tests for Blood Alcohol Levels".

The Federal Department has again called a meeting of the representatives on the "Canadian Forensic Society Special Committee for Breath Alcohol Tests", on which Mr. E.J. Fennell is the sole representative for British Columbia. The meeting is scheduled for October 21st, and 22nd, 1971 in Ottawa, with all expenses other than salary paid by the Department of Justice. The only expense to the City will be 3 days leave of absence with pay.

As director of the Vancouver Police Breathalyzer programme it is vitally important that Mr. Fennell ensure the policies of the City do not conflict with R.C.M. Police procedures, as well as attempting to establish a uniform policy across Canada. Included in the agenda are two major items -

- (a) New breath testing devices
- (b) Development of a "suitable container".

The development of a "suitable container" is a very critical issue which could ultimately affect the survival of the recent legislation. It is essential that the City Analyst receive up-to-date and firsthand information on all developments in order that the Vancouver Police will be well prepared and trained in the handling of these containers and other new developments.

As the City Medical Health Officer is requesting three (3) days leave of absence with pay for Mr. Fennell because this meeting is of importance to the Breathalyzer work for the Vancouver Police Force and as this request is in accordance with Personnel Regulation 45-2, Non-roster Conferences, I recommend that leave of absence with pay for Mr. E.J. Fennell for October 20th, 21st, and 22nd, 1971 be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Auto Allowance - Clerk Typist II,
Museums Department.

The Museums Manager reports as follows:

"It is recommended that the Clerk Typist II be assigned all deliveries and pick-ups, including those presently carried out by other staff members. These extra duties will make it necessary that the Clerk Typist II have her car available each day. As a result of this and the fact that the mileage involved will be increased, I feel that the existing automobile allowance for the Clerk Typist II, presently on an 11¢ a mile basis, should be changed to a regular automobile allowance. The Comptroller of Accounts advises that funds will be made available from within the budget by transfer of appropriation. The Internal Auditor has been advised and is in agreement with this proposal.

I RECOMMEND that the automobile allowance for the Clerk Typist II, Mrs. Brenda Greenfield, be changed from the 11¢ a mile intermittent basis to a regular automobile allowance."

Your Board RECOMMENDS the foregoing recommendation of the Museums Manager be adopted.

3. Retirement Age:
Female Staff

The Director of Personnel Services reports as follows:

"Among amendments to the Municipal Superannuation Act passed by the Legislature in April 1971, there is provision for change of retirement age for female staff. All those hired April 1, 1971 and subsequent are Group 4 employees (minimum retirement age 60; maximum retirement age 65).

Prior to this amendment, all female employees of the City of Vancouver (with the exception of Policewomen) were classed as Group 3 (minimum retirement age 55; maximum retirement age 60). Extension of service to age 65 was dependent upon employee application and employer approval.

To accommodate those female employees who wish to retain the option of retirement at age 55 - 60 (Group 3), the recent amendment requests an election in writing to be filed with the Superannuation Commissioner prior to November 30, 1971. Extension of service beyond maximum retirement age Group 3 will no longer be allowed.

This Department forwarded election forms and information to all Group 3 employees requesting a reply. At this date, out of 698 election forms forwarded:

59	have left service
350	have elected to remain in Group 3
289	will be transferred to Group 4

Since employer approval is required for those who have elected to remain in Group 3:

The Director of Personnel Services, therefore, RECOMMENDS as follows:

All present female employees of the City of Vancouver whose last contributions to the Municipal Superannuation Fund prior to April 1, 1971 were made

cont'd....

Board of Administration, October 15, 1971 ... (SUPPLEMENTARY PERSONNEL-3

Clause #3 continued:

as Group 3 employees, may elect in writing to remain in Group 3 (minimum retirement age 55 and maximum retirement age 60); such election to be filed with the Superannuation Commissioner before November 30, 1971.

All present female employees of the City of Vancouver who fail to make such election before November 30, 1971, shall be transferred to Group 4 (minimum retirement age 60 and maximum retirement age 65).

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

FOR ADOPTION SEE PAGE(S) 105

BOARD OF ADMINISTRATIONPROPERTY MATTERSOCTOBER 15, 1971RECOMMENDATIONS

1. Acquisition for Provincial Courts
(Vancouver) Complex
268-270 Powell Street and 203-221B Gore Avenue

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Property Matters, August 20th, 1971, confirmed by Council, August 24th, 1971, approving the acquisition of Lot 20, Block 5, B. L. 196, known as 268 to 270 Powell Street and 203 to 221B Gore Avenue. It is recorded therein that the owners had agreed to sell for the sum of \$68,000.00, inclusive of all claims, on the following terms:

- (a) The sale date to remain open until September 30th, 1971, at the latest.
- (b) The owners to receive an advance payment of \$34,000.00 upon delivery of a registrable deed in favour of the City.
- (c) The owners to assume the responsibility for the relocation of society members.

This property is located in Phase 11 of the Provincial Courts Complex Development and possession thereof will not be required until late 1972. Phase 11 comprises Lots 20 to 24.

It is noted that (a) above was reported incorrectly and should read, "the sale date remain open to September 30th, 1972 at the latest".

RECOMMENDED that said minute be amended accordingly."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Project 200

The Corporation Counsel reports as follows:

"An agreement was entered into on September 1st, 1970, among the City, Project 200 Investments Limited, Marathon Realty Company Limited and Canadian Pacific Railway Company wherein the City granted to the Railway Company an easement to construct and maintain a public way in, over and on portions of Granville and Cordova Streets, to provide access to the Plaza of Granville Square at the foot of Granville Street.

. . . Cont'd.

Board of Administration, October 15, 1971 . . . (PROPERTY MATTERS - 2)

Clause No. 2 (Cont'd.)

Construction of Granville Square (including the public way) is being carried out by Project 200 Investments Limited and in order to finance the development Project 200 proposes to assign its rights (among others) to the easement and buildings erected thereon and thereunder by way of mortgage in favour of the Canada Trust Company under a Deed of Trust and Mortgage dated November 1st, 1971 (a copy of which is on file in the Law Department).

Under the Agreement of September 1, 1970, the City granted Project 200 the right to mortgage its right, title and interest in the easement and all works erected therein and thereon, and it was further provided that the City would, upon request, consent to any such mortgage.

Project 200 now requests the consent of the City to the assignment by way of mortgage under the said Deed of Trust and Mortgage.

It is recommended that such consent be given, the form of the consent to be satisfactory to the Corporation Counsel and executed under the seal of the City of Vancouver by its duly authorized officers in that respect."

YOUR BOARD recommends that the foregoing report of the Corporation Counsel be adopted.

3. Acquisition for Firehall Site
North West Corner Smithe & Hamilton Streets

The Supervisor of Property and Insurance reports as follows:-

"Council on July 13th, 1971, authorized the acquisition of Lots 20 and 21, Block 66, D. L. 541 for the construction of a new Firehall (Site 3).

These lots are improved as a surface public parking lot and comprise an area of 6,000 sq. ft., zoning is C1- Commercial.

Negotiations with the owners confirm that they are prepared to sell for the sum of \$60,000.00, inclusive of all considerations, as of October 31st, 1971, subject to the existing month-to-month lease.

The agreed price is considered to be fair and equitable and is supported by independent appraisals. This settlement is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$60,000.00 on the foregoing basis chargeable to Code 345/1301 - Fire Hall H.Q. Replacement Res.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, October 15, 1971 . . . (PROPERTY MATTERS - 3)

4. Establishment of City-owned Property
for Highway Purposes - Rogers St. End

The Supervisor of Property & Insurance reports as follows:

"In 1899, the City acquired the easterly 66' of subdivision D, D.L. 182, commonly known as Rogers Street End, to give access to the B.C. Sugar Refinery and Buckenfields. This 66-foot strip has, for many years, been used as road but has never formally been established for highway purposes. It is therefore

RECOMMENDED that the Easterly 66 feet of Subdivision D, being portion of land, and land covered by water in the Harbour of the City of Vancouver, lying to the North of Lots 5 and 6, Block 1, Subdivision K, D.L. 182, be established as highway, at no cost to the Engineer, and that the formal resolution establishing the same be passed by Council."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. Establishment of City-Owned Property
For Highway Purposes
Portion of South Kent Avenue at Ash Street

The Supervisor of Property and Insurance reports as follows:

"In 1949 the Canadian Pacific Railway was in the process of establishing a railway yard at Kent Avenue between Ash and Ontario Streets. The Railway Company wished to acquire certain portions of road allowances from the City to subdivide with its property, and an agreement was entered into on March 21st, 1949 between the City, the Canadian Pacific Railway and the Vancouver & Lulu Island Railway Company, whereby the City agreed to exchange certain existing road allowances for new ones to be created by subdivision. The exchange was made and, as a result of the deposit in the Land Registry Office of a plan of subdivision, the City acquired title to two portions of land representing the new road allowances.

The portions of land acquired by the City have been in use as road for many years though never officially established as such. To correct this situation, it is,

RECOMMENDED that the following described lands be established as highway and that the formal resolution establishing the same be passed by Council:

- (1) That part of the South portion of Block 6, District Lot 311, Group 1, New Westminster District, Plan 847, included in Reference Plan 3328,
- (2) That part of Parcel "A" (Reference Plan 1976) of South part of Block 5, District Lot 311, Group 1, New Westminster District, Plan 847 included in Reference Plan 3327."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, October 15, 1971 . . . (PROPERTY MATTERS - 4)

6. Acquisition - Georgia Viaduct Replacement
274-278 Union Street and 809 Gore Avenue

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Council Resolution of June 8, 1971 dealing with Item 4, Board of Administration, Works & Utility Matters, dated June 4, 1971, wherein acquisition of Lots 30 & 31, Block 21, D.L. 196, 274-278 Union Street and 809 Gore Ave. was authorized.

Lot 31 is 25' x 122', zoned C.M.-1 improved with a brick building occupied by the laundromat. This building contains 3,000 square feet on the main floor. The front portion of 1,500 square feet is two-storey brick built in 1920. The interior of this part of the main floor is plaster over brick with a concrete floor, the second floor has a wood interior, 3 fixtures of plumbing and is heated by a gas heater. The balance of the building was added in 1962 and is constructed of concrete block with a concrete floor. The main floor of the building contains the laundry equipment together with the necessary steam, water and air piping and a heavy electrical service.

Lot 30 contains two frame dwellings erected in 1900. The dimensions of this lot are 36.92' at the front, 51.56' at the rear with a depth of 122' zoned CM-1. The dwelling at the front of the lot is 1½ storeys with 675 square feet on the main floor, contains 6 rooms, 3 fixtures of plumbing and is heated by a gas space heater. The roof is patent shingle, shingle on the exterior walls, paper over wood interior walls and a wood post foundation. The dwelling at the rear is one-storey of 351 square feet, containing two rooms, 2 fixtures of plumbing, and is heated by an oil space heater. The roof is patent shingle, siding on the exterior walls, wood interior walls and a wood post foundation. Both of these dwellings are in poor condition for age and type.

Negotiations with the owner and his solicitor were re-commenced and an offer of \$55,000.00 for the property and in addition, the cost of moving the existing equipment from its present site to any building within a radius of five miles and to re-install therein the said equipment together with like electrical and plumbing services with which that equipment is presently supplied, was made. These costs have been estimated at \$18,100.00. This is considered to be a fair and reasonable value for this property and is substantiated by independent appraisal but has been rejected by the owner's solicitor. Their ^{claim} is for \$61,000.00 plus estimated electrical and plumbing reinstallation costs of \$33,865.00 and unspecified moving costs. It is proposed to demolish these buildings when vacant possession is obtained.

These properties are required for completion of the landscaping contract on the Georgia Viaduct and the contract calls for completion of the work by June 18, 1972. It is likely that if the contractor completes the balance of his work before vacant possession is obtained and he must return to complete this portion, there will be additional costs.

The owner was notified March 11, 1968 that the City required his property for construction of the Georgia Viaduct Replacement. Negotiations were stalemated and on March 3, 1970 a report was presented to Council recommending expropriation. This was referred back for further report and on March 10, 1970 it was withdrawn pending further study. Probably because of these delays the owner does not appear to be convinced that the City definitely means to acquire his property.

After consultation with the City Solicitor, it is proposed to proceed with expropriation.

RECOMMENDED that:

- (i) The offer of \$55,000.00 plus the cost of moving and re-installing the existing equipment together with like electrical and plumbing services as presently supplied which was made to the owner's solicitor through the Office of the Supervisor of Property & Insurance on behalf of the City be confirmed as representing due compensation for the property to be acquired.
- (ii) That, since the City has failed to come to agreement with the owner to acquire the said property on the foregoing basis for the sum of \$55,000.00, the said property be expropriated and that the resolution for that purpose submitted under "Motions" be passed.

. . . Cont'd.

Clause No. 6 (Cont'd.)

- (iii) That Mr. E. C. E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

7. Assignment of Lease
1484 West Broadway - Dick Building

The Supervisor of Property and Insurance reports as follows:

"Reference is made to a Board of Administration report of March 5th, 1971 approved by Council, March 9th 1971, wherein term leases varying from 1 to 5 years, were granted to tenants in Dick Building, Lots 1 & 2, Block 351, D.L. 526, 1484 West Broadway.

Application has been received for consent to assign the current 5-year lease of Terry Vines under the firm name of Black Cat Cafe to Sheesh Mool Restaurants Limited, the assignment to be effective on September 21st, 1971.

RECOMMENDED that the foregoing request to assign the head lease be approved subject to the documents of assignment being satisfactory to Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

8. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
875 Baynard Street N½ of 1 & 2, Block 6, D.L. 165	Haco Smith Diversion Site preparation prior to site, see R/C June 15/71 auth. S.of P. & I. to market after re- zoning.	Litchfield Bul- ldozing Ltd.	\$ 1,000.00	9407-182
259-261 East Cordova St. Lots 16 & 17, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	P.J.Blackall	\$ 5,645.00	442-1209

Board of Administration, October 15, 1971 . . . (PROPERTY MATTERS - 6)

Clause No. 8 (Cont'd.)

238-242 Main St. Lot 8, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	Paul Bulych	\$ 1,835.00	442-1209
Removal of Found- ations of former 690 E. 5th Ave. (Freme bldg. already demo- lished) Lots 10A- 12A, Blk. 86, D/L264A	Advance Purchase Redevelopment Project 3, Item 2, B/A P.M. May 14/71 R/C May 18/71	Bob Columbus	\$ 3,950.00	531/1154
202-204-206-208- 220-224 Main St. 210-218 Powell St. Lots 1 to 5, Blk. 5 D.L. 196	Provincial Courts (Vancouver) Complex	Phil Schmidt	\$16,420.00	442-1209
Demolition of Warehouse Waterlot 3656 - South Side of False Creek	False Creek Redevelopment Item I, Board of Administration P/M May 17/71 R/C May 18/71	Johnston Terminals Ltd.	\$ 3,000.00	4950/701
Demolition of Frame Building on Portion of Old V. I. E. W. Property - S/S False Creek	False Creek Redevelopment Board of Administration P/M May 14/71 R/C May 18/71	Beaver Demolition Company Ltd.	\$19,800.00	4950/701

The above contracts have been confirmed by the Board of Administration and are reported to Council for information"

Yours Board submits the matter to Council for Information.

CONSIDERATION AND RECOMMENDATION

9. Sale: Champlain Heights
Situated Nassau and Argyle Streets

The Supervisor of Property and Insurance reports as follows:

"An offer has been received from Wall & Redekop Realty Limited on behalf of the Vancouver Buddhist Church to purchase Lot 17, Blk. 3, D.L. 735 and 728, Fraserview, Zoned RS-1 City-owned lands for consolidation with the existing church site to the East.

The City property is a former park site which was created as part of the Fraserview Housing Subdivision. By request of the City, special legislation has removed the parks designation from these sites, and they may now be marketed. The site in question is approximately 22,000 square feet, however due to its odd shape, it can only be subdivided into 2 residential lots with a triangular residual portion being retained by the City as a possible ornamental boulevard.

The Director of Planning has been advised of this offer and recommends that the site be released for direct sale to this group inasmuch as it will overcome the maintenance problems that would have been generated had the lands been subdivided for residential use. The offer to purchase is in the amount of \$34,700.00 and is considered to represent fair market value for the site."

cont'd..

Board of Administration, October 15, 1971 ... (PROPERTY MATTERS -7)

Clause #9 continued:

CONSIDERATION

The sale of Lot 17, Block 3, D.L. 735 & 738 Fraserview to Wall and Redekop Realty Limited, on behalf of the Vancouver Buddhist Church is placed before Council for their consideration. In the event Council gives this offer favourable consideration, it is

RECOMMENDED

That the lot be sold in the amount of \$34,700.00 on City terms at 9%, subject to the following conditions:

- (1) consolidation with Lot A, Block 3, D.L. 735 & 728, the existing church site to the East;
- (2) that an option in favour of the City be granted for a period of 15 years enabling the City to repurchase its properties at the sale price in the event the site is used for other than church purposes."

Your Board submits the foregoing report of the Supervisor of Property & Insurance for consideration and recommendation.

FOR ADOPTION SEE PAGE(S) 105